



CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NY 12508

Mayor Randy Casale
Councilman Lee Kyriacou, At Large
Councilman George Mansfield, At Large
Councilwoman Peggy Ross, Ward 1
Councilman Omar Harper, Ward 2
Councilwoman Pam Wetherbee, Ward 3
Councilman Ali Muhammad, Ward 4
City Administrator Anthony Ruggiero

**City Council Workshop Agenda
February 14, 2017**

Workshop Agenda Items:

1. Beacon Hazard Mitigation Plan Jurisdictional Annex
2. Review the Revisions to the Affordable Housing Local Law
3. Review of Stormwater Management Facility Inspection and Maintenance Easement Agreement for Scenic Hudson Long Dock Park
4. Review of the Stormwater Management Facility Inspection and Maintenance Easement Agreement for the "View" at 26 Beekman Street.
5. South Avenue Bridge Amendment No. 2
6. Historic District
7. Review of Resolution Calling for Accountability and Equity in School Funding

Upcoming Public Hearings

1. Feb. 21 - Continuation of the Public Hearing regarding the Proposed Updates to the Comprehensive Plan and Zoning Ordinance
2. Feb. 21 - Public Hearing on the Proposed Local Law to Amend Chapter 223 of the Code as it Relates to the Zoning Board of Appeals

City of Beacon Workshop Agenda
2/14/2017

Title:

Beacon Hazard Mitigation Plan Jurisdictional Annex

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|------------------------|-----------------|
| Res. Hazard Mitigation | Resolution |
| Hazard Mitigation | Backup Material |



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2017

**ADOPTION OF JURISDICTIONAL ANNEX TO
DUTCHESS COUNTY HAZARD MITIGATION PLAN**

WHEREAS, the City of Beacon has worked cooperatively with Dutchess County, with the assistance of Tetra Tech, Inc., in gathering information and preparing the Dutchess County Multi-Jurisdictional Hazard Mitigation Plan Municipal Annex (the Plan), a copy of which is annexed hereto, and

WHEREAS, the Dutchess County Multi-Jurisdictional Hazard Mitigation Plan has been prepared in accordance with the Disaster Mitigation Act of 2000, and

WHEREAS, Dutchess County and the City of Beacon are units of government that have afforded the citizens an opportunity to comment and provide input in the Plan and the actions in the Plan, and

WHEREAS, Dutchess County and the City of Beacon has reviewed the Plan and affirms the Plan will be updated no less than every five years, and

NOW, THEREFORE BE IT RESOLVED, that this governing body approves and adopts the attached Dutchess County Hazard Mitigation Plan Municipal Annex as this jurisdiction's Natural Hazard Mitigation Plan, and resolves to execute the actions of the Plan.

| | | | | | | | |
|---|--------|---------------------------|--|----|---------|--|--------|
| Resolution No. _____ of 2017 | | | Date: <u>February 14, 2017</u> | | | | |
| <input type="checkbox"/> Amendments | | | <input type="checkbox"/> On roll call | | | <input type="checkbox"/> 2/3 Required | |
| <input type="checkbox"/> Not on roll call. | | | | | | <input type="checkbox"/> 3/4 Required | |
| Motion | Second | Council Member | Yes | No | Abstain | Reason | Absent |
| | | Ali Muhammad | | | | | |
| | | Omar Harper | | | | | |
| | | Lee Kyriacou | | | | | |
| | | George Mansfield | | | | | |
| | | Pamela Wetherbee | | | | | |
| | | Peggy Ross | | | | | |
| | | Mayor Randy Casale | | | | | |
| | | Motion Carried | | | | | |



9.2 CITY OF BEACON

This section presents the jurisdictional annex for the City of Beacon.

9.2.1 Hazard Mitigation Plan Point of Contact

The following individuals have been identified as the hazard mitigation plan's primary and alternate points of contact.

| Primary Point of Contact | Alternate Point of Contact |
|---|---|
| Tim Dexter, Building Inspector 1 Municipal Plaza, Beacon, NY 12508 845-838-5020 tdexter@cityofbeacon.org | Reuben Simmons, Highway Superintendent 1 Municipal Plaza, Beacon, NY 12508 845-831-0932 highway@cityofbeacon.org |

9.2.2 Municipal Profile

The City of Beacon is located in the southwestern quadrant of Dutchess County, NY. It is bordered on all other sides by the Town of Fishkill. The City is noted for being close to numerous historic sites and other large cities, including Bannerman's Castle, West Point, the City of Newburgh, and the City of Poughkeepsie. The City has a much denser population than the rest of the County. A little over half the City's housing units (56.5 percent) are owner-occupied, while the rest (43.5 percent) are renter-occupied. The City is home to a diverse population, with 21.3 percent speaking a language other than English and 7.2 percent speaking English less than well.

The City's more vulnerable structures and critical facilities will be discussed in further detail throughout the Hazard Mitigation Plan and this annex. The City comprises a total area of 4.88 square miles, of which, 0.14 square miles is water and 4.74 square miles is land. The City is proximate and vulnerable to flooding from both the Hudson River and Fishkill Creek.

As an urban center, the City features convenient access to the Metro-North rail system and major regional highways and roads, such as Interstate-84, State Route 52, and State Route 9D. The City also has the Newburgh-Beacon Bridge, which residents can use to travel across the Hudson River.

According to the 2010 U.S. Census, the City of Beacon had a population of 15,541.

Growth/Development Trends

The City of Beacon has under construction or in the planning stages a number of residential, commercial, or infrastructure development and a number of major residential, commercial, or infrastructure development planned for the next five years in the City of Beacon.

Table 9.2-1. Growth and Development

| Property or Development Name | Type (e.g. Res., Comm.) | # of Units / Structures | Location (address and/or Parcel ID) | Known Hazard Zone(s) | Description/Status of Development |
|--|-------------------------|-------------------------|-------------------------------------|----------------------|-----------------------------------|
| Recent Development from 2010 to present | | | | | |
| One East Main | Res. & Comm. | 19 | East Main Street | | Under Constr. |
| Round House | Res. & Comm. | 78 | East Main Street | | Under Constr. |
| 3 Churchill Street | Res. | 46 | Churchill Street | | Under Constr. |



| Property or Development Name | Type (e.g. Res., Comm.) | # of Units / Structures | Location (address and/or Parcel ID) | Known Hazard Zone(s) | Description/Status of Development |
|--|-------------------------|-------------------------|-------------------------------------|----------------------|-----------------------------------|
| The View | Res. | 42 | Beekman Street | | Under Constr. |
| Known or Anticipated Development in the Next Five (5) Years | | | | | |
| West End Lofts | Res. | 90 | Wolcott Avenue (Rt. 9D) | | Planning |
| Edgewater | Res | 300 | Tompkins Avenue | | Planning |
| 555 South Avenue | Res. & Comm. | 175 | South Avenue | | Planning |

* Only location-specific hazard zones or vulnerabilities identified.

9.2.3 Natural Hazard Event History Specific to the City of Beacon

Dutchess County has a history of natural and non-natural hazard events as detailed in Volume I, Section 5.0 of this plan. A summary of historical events is provided in each of the hazard profiles and includes a chronology of events that have affected the County and its municipalities. For the purpose of this plan update, events that have occurred in the County from 2008 to present were summarized to indicate the range and impact of hazard events in the community. Information regarding specific damages is included, if available, based on reference material or local sources. This information is presented in the table below. For details of these and additional events, refer to Volume I, Section 5.0 of this plan.

Table 9.2-2. Hazard Event History

| Dates of Event | Event Type | FEMA Declaration # (If Applicable) | County Designated? | Summary of Damages/Losses |
|------------------------------------|-------------------------|------------------------------------|--------------------|--|
| December 26 – 28, 2010 | Snow storm | DR-1957 | No | A severe snow storm impacted local roadways and cause power outages throughout the region. |
| August 26 – September 5, 2011 | Hurricane Irene | DR-4020 | Yes | A sewer main crossing the Fishkill Creek in the City of Beacon was damaged when a rock or debris impacted the line during Hurricane Irene. Following Hurricane Irene, the City experienced a sanitary sewage overflow into a storm drainage pipe by the train station. |
| January 3, 2015, to March 20, 2015 | Winter 2015 Snow Storms | No | N/A | Contiguous heavy snowfall events threatened motorist safety. The City cleared roads of snow from 30 days of storms. |

9.2.4 Hazard Vulnerabilities and Ranking

The hazard profiles in Section 5.0 of this plan have detailed information regarding each plan participant's vulnerability to the identified hazards. The following summarizes the hazard vulnerabilities and their ranking in the City of Beacon. For additional vulnerability information relevant to this jurisdiction, refer to Section 5.0.

Hazard Risk/Vulnerability Risk Ranking

The table below summarizes the hazard risk/vulnerability rankings of potential hazards for the City of Beacon.



Table 9.2-1. Hazard Risk/Vulnerability Risk Ranking

| Hazard type | Estimate of Potential Dollar Losses to Structures Vulnerable to the Hazard ^{a, c} | Probability of Occurrence | Risk Ranking Score (Probability x Impact) | Hazard Ranking ^b |
|---------------------|--|---------------------------|---|-----------------------------|
| Coastal Storm | 100-year MRP: \$1,718,781.00 500-year MRP: 11660170 Annualized: \$139,554.00 | Frequent | 48 | High |
| Drought | Damage estimate not available | Frequent | 42 | High |
| Earthquake | 100-Year GBS: \$0 500-Year GBS: \$597,456 2,500-Year GBS: \$10,537,738 | Occasional | 24 | Medium |
| Extreme Temperature | Damage estimate not available | Frequent | 30 | Medium |
| Flood | 1% Annual Chance: \$77,420,816 | Frequent | 36 | High |
| Severe Storm | 100-Year MRP: \$1,718,781 500-year MRP: \$11,660,170 Annualized: \$139,554 | Frequent | 48 | High |
| Winter Storm | 1% GBS: \$20,642,327 5% GBS: \$103,211,634 | Frequent | 51 | High |
| Wildfire | Estimated Value in the WUI: \$2,728,968,652 | Frequent | 48 | High |

Notes:

GBS = General building stock; MRP = Mean return period.

- The general building stock valuation is based on the custom inventory generated for the municipality and based on improved value.
- High = Total hazard priority risk ranking score of 31 and above
Medium = Total hazard priority risk ranking of 20-30+
Low = Total hazard risk ranking below 20
- Loss estimates for the severe storm and severe winter storm hazards are structural values only and do not include the estimated value of contents. The earthquake and hurricane wind hazards were evaluated by Census tract. The Census tracts do not exactly align with municipal boundaries; therefore, a total is reported for each Town inclusive of the Villages. Loss estimates for the flood and earthquake hazards represent both structure and contents. Potential flood loss estimates were generated using HAZUS-MH 2.2 and the 2011 FEMA DFIRM for the 1-percent annual chance event. For the wildfire hazard, the improved value and estimated contents of buildings located within the identified hazard zones is provided.

National Flood Insurance Program (NFIP) Summary

The following table summarizes the NFIP statistics for the City of Beacon.

Table 9.2-4. NFIP Summary

| Municipality | # Policies (1) | # Claims (Losses) (1) | Total Loss Payments (2) | # Rep. Loss Prop. (1) | # Severe Rep. Loss Prop. (1) | # Policies in 100-year Boundary (3) |
|----------------|----------------|-----------------------|-------------------------|-----------------------|------------------------------|-------------------------------------|
| City of Beacon | 50 | 18 | \$260,776.32 | 0 | 0 | 11 |

Source: FEMA Region 2, 2014

(1) Policies, claims, repetitive loss and severe repetitive loss statistics provided by FEMA Region 2, and are current as of 12/31/2014. Please note the total number of repetitive loss properties does not include the severe repetitive loss properties. The number of claims represents claims closed by 12/31/14.

(2) Total building and content losses from the claims file provided by FEMA Region 2.

(3) The policies inside and outside of the flood zones is based on the latitude and longitude provided by FEMA Region 2 in the policy file.

Notes: FEMA noted that where there is more than one entry for a property, there may be more than one policy in force or more than one GIS possibility.

A zero percentage denotes less than 1/100th percentage and not zero damages or vulnerability as may be the case.

Number of policies and claims and claims total exclude properties located outside County boundary, based on provided latitude and longitude



Critical Facilities

The table below presents HAZUS-MH estimates of the damage and loss of use to critical facilities in the community as a result of a 1- and 0.2-percent annual chance flood events.

Table 9.2-5. Potential Flood Losses to Critical Facilities

| Name | Type | Exposure | | Potential Loss from 1% Flood Event | | |
|------|------|-------------|---------------|---------------------------------------|---------------------------|--|
| | | 1% Event | 0.2% Event | Percent Structure Damage | Percent Content Damage | Days to 100- Percent ⁽¹⁾ |
| None | | | | | | |

Source: Dutchess County, NYGIS

Note (1): HAZUS-MH 2.2 provides a general indication of the maximum restoration time for 100% operations. Clearly, a great deal of effort is needed to quickly restore essential facilities to full functionality; therefore this will be an indication of the maximum downtime (HAZUS-MH 2.1 User Manual).

Note (2): In some cases, a facility may be located in the DFIRM flood hazard boundary; however HAZUS did not calculate potential loss. This may be because the depth of flooding does not amount to any damages to the structure according to the depth damage function used in HAZUS for that facility type. Further, HAZUS-MH may estimate potential damage to a facility that is outside the DFIRM because the model generated a depth grid beyond the DFIRM boundaries.

X Facility located within the DFIRM boundary

- Not calculated by HAZUS-MH 2.2

Other Vulnerabilities Identified

The City of Beacon has identified the following vulnerabilities within their community:

- The City of Beacon is vulnerable to high river stages from the Hudson River (FEMA FIS).
- The City of Beacon is a major metropolitan area in the County and region, with 21.3 percent of its population speaking a language other than English and 7.2 percent speaking English “less than well.” These populations are considered vulnerable during times of disaster.
- The City of Beacon Fire Department noted that its current essential critical facilities are not sufficiently disaster-resistant. One out of the three fire stations do not have operating backup generators; this is on the current capital plan. Only one of the facilities meets any ADA requirements. Overhead apparatus doors must be manually opened and closed for the facility that does not have a generator. contributing to longer response times. (Spring of 2015) Heat to fire stations have been disrupted due to power losses. All three stations could not sustain living quarters for the public during a disaster.

The City has received several grants from Dutchess County and is currently going through the process of planning and looking at locations to construct a new Central Fire Station.

- During heavy rainfall events or significant snow melt, residential properties downstream of the Hiddenbrook property experience destructive and potentially dangerous flooding. This is largely caused by stream channel erosion which allows for the overtopping of streams during these events. This problem has existed for at least 25 years. Driveways, yards, and public have been undermined and there has been significant flooding in homes. Since the private property damages have been submitted under homeowners' insurance coverage the City does not have an average annual cost estimate. The City's costs lie in overtime for public safety and public works personnel and vary greatly from storm to storm. Our greatest cost in recent years was related to Hurricane Irene which cost the City thousands of dollars. In the fall of 2013 the piping running under the Miller property, on the west side of Tioronda Avenue, was increased in size to a 60” diameter pipe. Furthermore, the drainage piping running under Creek



Drive, on the east side of the railroad tracks, and through the 3 Churchill project was increased in size to 60" diameter pipe in the fall of 2015.

- During heavy rainfall events or significant snow melt, residential properties and public roads around and downstream of Jessen's Pond, a private pond, experience flooding. This is largely caused by the build-up of sedimentation in the pond which reduces the storage capacity and affects the ability of the poor condition outlet structure for the pond to drain properly. This situation has existed since the late 1960's in varying degrees.
- Severe flooding occurs on South Walnut Street due to undersized piping and lack of drainage structures. This situation has existed for at least 60 years, causing flooding in the public streets and to local residents. Costs include overtime for Public Works crews during heavy rain events or storm melts, which varies based on the number of occurrences during the year.
- Erosion from the Hudson River of Riverfront Park, and flooding the Metro North Railroad Station and Red Flynn Drive. Commuter parking lots are flooding and over the years have caused vehicles to float out of the lots. This situation has existed ever since the park was constructed over 30 years ago whenever there is major flooding, particularly during high tides. Metro North has had to clear the station and several vehicles have been damaged. Damage occurs to the park from erosion around the shoreline.

9.2.5 Capability Assessment

This section identifies the following capabilities of the local jurisdiction:

- Planning and regulatory capability
- Administrative and technical capability
- Fiscal capability
- Community classification
- National Flood Insurance Program
- Integration of Mitigation Planning into Existing and Future Planning Mechanisms

Planning and Regulatory Capability

The table below summarizes the regulatory tools that are available to the City of Beacon.

Table 9.2-6. Planning and Regulatory Tools

| Tool / Program (code, ordinance, plan) | Do you have this? (Yes/No) If Yes, date of adoption or update | Authority (local, county, state, federal) | Dept. /Agency Responsible | Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.) |
|---|--|---|------------------------------------|---|
| Planning Capability | | | | |
| Master Plan | Yes, 12/17/2007 | Local | City Council, Planning Board | Comprehensive Plan and Draft Generic Environmental Impact Statement |
| Capital Improvements Plan | Yes, 7/25/2014 | Local | - | - |
| Floodplain Management / Basin Plan | No | - | - | - |



| Tool / Program (code, ordinance, plan) | Do you have this? (Yes/No) If Yes, date of adoption or update | Authority (local, county, state, federal) | Dept. /Agency Responsible | Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.) |
|--|--|---|---|---|
| Stormwater Management Plan | Yes | Federal, State & Local | Building Dept. and Public Works | City is an MS4 community |
| Open Space Plan | Yes | - | Planning Board | Comprehensive Plan and Draft Generic Environmental Impact Statement |
| Stream Corridor Management Plan | No | - | - | - |
| Watershed Management or Protection Plan | Yes, May 2005 | County | Fishkill Creek Watershed Committee | Natural Resources Management Plan For The Fishkill Creek Watershed |
| Economic Development Plan | No | - | - | - |
| Comprehensive Emergency Management Plan | Yes, Update semi-annually | Local | Chief of Police, Emergency Management Plan Committee | Chapter 23: Emergency Management Committee (23.5: Emergency Management Plan) |
| Emergency Response Plan | Yes | School Districts, Local | - | Building Level EMPs |
| Post-Disaster Recovery Plan | No | - | - | - |
| Transportation Plan | No | - | - | - |
| Strategic Recovery Planning Report | No | - | - | - |
| Other Plans: | No | - | - | - |
| Regulatory Capability | | | | |
| Building Code | Yes, 2/20/2007 | Local | Building Department and Code Enforcement | Ch. 119: Uniform Fire Prevention and Building Code |
| Zoning Ordinance | Yes, 3/21/1977 | Local | Planning Board | Ch. 223: Zoning |
| Subdivision Ordinance | Yes, 5/3/2004 | Local | Planning Board | Ch. 195: Subdivision of Land |
| NFIP Flood Damage Prevention Ordinance | Yes, 7/2012 | Local | City Council, FPA | Ch. 123: Flood Damage Prevention |
| NFIP: Cumulative Substantial Damages | No | - | - | - |
| NFIP: Freeboard | No | - | - | - |
| Growth Management Ordinances | No | - | - | - |
| Site Plan Review Requirements | Yes, 2/19/2013 | Local | Planning Board | Ch. 223: Zoning – Site plan review is required of all development in Central Main Street District |
| Stormwater Management Ordinance | Yes, 11/19/2007 | Local | City Council, City of Beacon Stormwater | Ch 190: Stormwater Management and Erosion and Sediment Control |



| Tool / Program (code, ordinance, plan) | Do you have this? (Yes/No) If Yes, date of adoption or update | Authority (local, county, state, federal) | Dept. /Agency Responsible | Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.) |
|---|--|---|---------------------------------|---|
| | | | Management Officer | |
| Municipal Separate Storm Sewer System (MS4) | Yes, 11/19/2007 | Local | Highway Department | Ch. 189: Storm Sewers |
| Natural Hazard Ordinance | No | - | - | - |
| Post-Disaster Recovery Ordinance | No | - | - | - |
| Real Estate Disclosure Requirement | No | - | - | - |
| Other [Special Purpose Ordinances (i.e., sensitive areas, steep slope)] | No | - | - | - |

Administrative and Technical Capability

The table below summarizes potential staff and personnel resources available to the City of Beacon.

Table 9.2-7. Administrative and Technical Capabilities

| Resources | Is this in place? (Yes or No) | Department/ Agency/Position |
|--|-------------------------------------|--|
| Administrative Capability | | |
| Planning Board | Yes | Planning Board |
| Mitigation Planning Committee | No | - |
| Environmental Board/Commission | Yes | Conservation Advisory Committee |
| Open Space Board/Committee | Yes | Conservation Advisory Committee/ Planning Board |
| Economic Development Commission/Committee | No | - |
| Maintenance Programs to Reduce Risk | Yes | Disaster Preparedness Committee within Beacon Fire Department |
| Mutual Aid Agreements | Yes | Fire Department |
| Technical/Staffing Capability | | |
| Planner(s) or Engineer(s) with knowledge of land development and land management practices | Yes | Code Enforcement, Planning Board |
| Engineer(s) or Professional(s) trained in construction practices related to buildings and/or infrastructure | Yes | Building Inspector |
| Planners or engineers with an understanding of natural hazards | No | |
| NFIP Floodplain Administrator | Yes | Building Inspector |
| Surveyor(s) | No | |
| Personnel skilled or trained in GIS and/or HAZUS- MH applications | No | |
| Scientist familiar with natural hazards | No | |
| Emergency Manager | Yes | Police Chief, Fire Department |
| Grant Writer(s) | No | |
| Staff with expertise or training in benefit/cost analysis | No | |



| Resources | Is this in place? (Yes or No) | Department/ Agency/Position |
|--|----------------------------------|-----------------------------|
| Professionals trained in conducting damage assessments | No | |

Fiscal Capability

The table below summarizes financial resources available to the City of Beacon.

Table 9.2-8. Fiscal Capabilities

| Financial Resources | Accessible or Eligible to Use (Yes/No) |
|---|--|
| Community development Block Grants (CDBG, CDBG-DR) | Yes |
| Capital Improvements Project Funding | Yes |
| Authority to Levy Taxes for specific purposes | Yes |
| User fees for water, sewer, gas or electric service | |
| Impact Fees for homebuyers or developers of new development/homes | Subdivision Application Fee, Special Use Permit Fee, Building Permit Fee, Recreation fee for subdivisions and site plans |
| Stormwater Utility Fee | Sewer rent fee of 40% of the charge now made or hereafter made for the water supplied to any such real property. |
| Incur debt through general obligation bonds | Yes |
| Incur debt through special tax bonds | No |
| Incur debt through private activity bonds | No |
| Withhold public expenditures in hazard-prone areas | No |
| Other Federal or State Funding Programs | No |
| Open Space Acquisition Funding Programs | No |
| Other | No |

Community Classifications

The table below summarizes classifications for community program available to the City of Beacon.

Table 9.2-9. Community Classifications

| Program | Do you have this? (Yes/No) | Classification (if applicable) | Date Classified (if applicable) |
|--|-------------------------------|-----------------------------------|------------------------------------|
| Community Rating System (CRS) | No | N/A | N/A |
| Building Code Effectiveness Grading Schedule (BCEGS) | No | N/A | N/A |
| Public Protection (ISO Fire Protection Classes 1 to 10) | Yes | 4 | 2/2011 |
| Storm Ready | No | N/A | N/A |
| Firewise | No | N/A | N/A |
| Disaster/Safety Programs in/for Schools | No | N/A | N/A |
| Organizations with Mitigation Focus (advocacy group, non-government) | No | N/A | N/A |
| Public Education Program/Outreach (through website, social media) | Yes | N/A | N/A |
| Public-Private Partnerships | No | N/A | N/A |

N/A = Not applicable. NP = Not participating. - = Unavailable. TBD = To be determined.



The classifications listed above relate to the community's ability to provide effective services to lessen its vulnerability to the hazards identified. These classifications can be viewed as a gauge of the community's capabilities in all phases of emergency management (preparedness, response, recovery and mitigation) and are used as an underwriting parameter for determining the costs of various forms of insurance. The CRS class applies to flood insurance while the BCEGS and Public Protection classifications apply to standard property insurance. CRS classifications range on a scale of 1 to 10 with class 1 being the best possible classification, and class 10 representing no classification benefit. Firewise classifications include a higher classification when the subject property is located beyond 1000 feet of a creditable fire hydrant and is within 5 road miles of a recognized Fire Station.

Criteria for classification credits are outlined in the following documents:

- The Community Rating System Coordinators Manual
- The Building Code Effectiveness Grading Schedule
- The ISO Mitigation online ISO's Public Protection website at <http://www.isomitigation.com/ppc/0000/ppc0001.html>
- The National Weather Service Storm Ready website at <http://www.weather.gov/stormready/howto.htm>
- The National Firewise Communities website at <http://firewise.org/>

National Flood Insurance Program

NFIP Floodplain Administrator (FPA)

Tim Dexter, Building Inspector

Flood Vulnerability Summary

The NFIP FPA stated that the City has had no major instances of flooding or issues with flooding. However, as previously stated above, during heavy rainfall events or significant snow melt, residential properties downstream of the Hiddenbrook property experience destructive and potentially dangerous flooding. This is largely caused by stream channel erosion which allows for the overtopping of streams during these events. This problem has existed for at least 25 years. Driveways, yards, and public have been undermined and there has been significant flooding in homes. Since the private property damages have been submitted under homeowners' insurance coverage the City does not have an average annual cost estimate.

Resources

The Water and Sewer Department provides City of Beacon residents with safe, potable water for fire protection and use. Ongoing maintenance and analysis includes keeping the pipelines and manholes clean, conducting infiltration and inflow studies, and making alterations to ease the burden of high flows during heavy rain periods.

Compliance History

As of January 31, 2015 there are 56 policies in force, insuring \$14.263 million of property with total annual insurance premiums of \$48,539.

Since 1978, 18 claims have been paid totaling \$260,776.



Regulatory

The City's Flood Damage Prevention Ordinance (FDPO) was last reviewed and updated in April 2012 and is found in Chapter 123 of the local code. Floodplain management regulations and ordinances meet the FEMA and New York State minimum requirements.

Community Rating System

The City of Beacon does not participate in the Community Rating System (CRS) program.

Other Capabilities Identified

All of the City's on-going programs and capabilities are documented in the sections above. The City had not previously identified any mitigation actions.

Integration of Hazard Mitigation into Existing and Future Planning Mechanisms

For a community to succeed in reducing long-term risk, hazard mitigation must be integrated into the day-to-day local government operations. As part of this planning effort, each community was surveyed to obtain a better understanding of their community's progress in plan integration. A summary is provided below. In addition, the community identified specific integration activities that will be incorporated into municipal procedures.

Planning

Land Use Planning: The City has a Planning Board and Zoning Board of Appeals which review all applications for development and consider natural hazard risk areas in their review. Many development activities require additional levels of environmental review, specifically NYS SEQR and Federal NEPA requirements.

City of Beacon Comprehensive Plan/ GEI 2007: The City completed a Comprehensive Plan, which included the identification of natural hazard risk areas like floodplains, wetlands, and steep slopes, as well as land use and zoning recommendations for managing those risks. It also includes the identification of the manmade hazard risks associated with the Indian Creek Power Plant. Some of the mitigation specific recommendations included the following:

1. Review and revise City regulations protecting steep slopes, wetlands and other significant environmental features
2. City Code should reflect a standard that new development of impervious surfaces should set back by a 100-foot buffer from all wetlands and watercourses, except for cases of undue hardship or practical difficulty, and with special consideration for properties in the CB District, the Waterfront Development area and existing developed sites where redevelopment is deemed positive and/or necessary or where such redevelopment may be expected to reduce adverse environmental impacts or result in no significant net increase in adverse environmental impacts. The use of permeable pavements or other innovative stormwater management techniques would be expected to mitigate potential impacts of development within the buffer where allowed by the above exceptions.
3. City Code (Section 223-16) should regulate development in areas with steep slopes between 15 and 25 percent, and further restrict development in areas with slopes greater than 25 percent. In the intermediate steep zone of 15 to 25 percent, regulations should include consideration of soil types, vegetation and terrain in guiding development to minimize impacts, particularly erosion. Steep slope regulations should be more restrictive in areas of lower density and less restrictive in areas of greater density as depicted on the Land Use Plan Map



4. Adopt regulations to minimize impervious surfaces in street and parking lot design and incorporate these standards into municipal building construction and renovation.
5. Work with local legislators and representatives to monitor and ensure that the Indian Point Power Plant and all local power plants are in full compliance with all standards and requirements; and demand that power plants be operated in a safe manner for the protection of the environment and all life forms.

Regulatory and Enforcement

Flood Damage Prevention Chapter 123: It is the purpose of this chapter to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- A. Regulate uses which are dangerous to health, safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities;
- B. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- D. Control filling, grading, dredging and other development which may increase erosion or flood damages;
- E. Regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands; and
- F. Qualify for and maintain participation in the National Flood Insurance Program.

Zoning Code Chapter 223: The City of Beacon's zoning code includes districts and standards pertaining to the mitigation of hazards. These sections include the Wetlands and watercourse; hilltops, ridgelines and steep slopes section and the Flood- prone areas section. The zoning code also includes standards for erosion and sediment control, wetland and watercourse protection, and steep slope regulations.

Site Plan/Subdivision Review: The City's Planning Board is tasked with site plan/subdivision review. The Planning board pays special attention to ensure that developments mitigate the issues associated with flooding or steep slopes.

Building Code Chapter 119: The building codes are strictly enforced to make new and renovated buildings as prepared as possible for hazard related incidents. The chapter includes a provision to allow the building inspector to make emergency repairs to protect the health safety and welfare of the residents.

MS4: the City of Beacon is a MS4 regulated community with a stormwater management plan.

Fiscal

Operating Budget: The City's operating budget contains minimal provisions for expected repairs like snow removal and infrastructure repair after a storm or natural disaster.

Community Development Block Grant: Rombout Ave. Road Reconstruction -Funding Award: \$158,655
Project description: Reconstruction of 853 feet of Rombout Avenue between Teller Avenue and South Chestnut Street. Project includes surveying and engineering, new sanitary sewer lines and new storm drainage.

Education and Outreach

The City has an email subscription service that can be used to inform residents of the City. The City has a link to the County's info access website which is an online mapper that shows the location of emergency services and critical facilities. The Planning Department is a member of the Dutchess County Planning Federation and



attends trainings and researches best practices that other communities are implementing. DPW takes classes in and implements hazardous reduction techniques in various capital improvements.

The City has an Emergency Management Plan Committee that is responsible for communicating with the community during disasters.

9.2.6 Mitigation Strategy and Prioritization

This section discusses past mitigations actions and status, describes proposed hazard mitigation initiatives, and prioritization.

Past Mitigation Initiative Status

The City of Beacon has no prior mitigation strategy.

Completed Mitigation Initiatives not Identified in the Previous Mitigation Strategy

The City of Beacon has identified the following as mitigation projects/activities that have been completed, are planned, or on-going within the municipality:

- Community Development Block Grant Program-Recovery stimulus funds were used to complete the Ralph Street and Mackin Avenue Drainage project in the City of Beacon.
- Reconstruction of Rombout Avenue (Teller Avenue to South Avenue) was completed in the spring of 2016. This work included new sewer lines, new storm drainage lines and structures, installation of new sidewalks and installation of new road sub-base and pavement.
- The City completed installation or repair of a backup power generator at the City of Beacon Fire Department Headquarters.
- Completed the Talbot Avenue to Mackin Avenue Drainage and Sewer Project
- Completed the Tioronda Avenue/Miller Drainage upgrade project in the fall of 2013.
- Completed the drainage upgrade project under Creek Drive and through the 3 Churchill parcel.

Proposed Hazard Mitigation Initiatives for the Plan Update

The City of Beacon participated in a mitigation action workshop in March 2015 and was provided the following FEMA publications to use as a resource as part of their comprehensive review of all possible activities and mitigation measures to address their hazards: FEMA 551 ‘Selecting Appropriate Mitigation Measures for Floodprone Structures’ (March 2007) and FEMA ‘Mitigation Ideas – A Resource for Reducing Risk to Natural Hazards’ (January 2013). In May 2015, the City of Beacon participated in a second workshop and was provided the results to the risk assessment to further assist with the identification of mitigation actions.

Table 9.2-11 summarizes the comprehensive-range of specific mitigation initiatives the City of Beacon would like to pursue in the future to reduce the effects of hazards. Some of these initiatives may be previous actions carried forward for this plan update. These initiatives are dependent upon available funding (grants and local match availability) and may be modified or omitted at any time based on the occurrence of new hazard events and changes in municipal priorities. Both the four FEMA mitigation action categories and the six CRS mitigation action categories are listed in the table below to further demonstrate the wide-range of activities and mitigation measures selected.

As discussed in Section 6, 14 evaluation/prioritization criteria are used to complete the prioritization of mitigation initiatives. For each new mitigation action, a numeric rank is assigned (-1, 0, or 1) for each of the 14



evaluation criteria to assist with prioritizing your actions as ‘High’, ‘Medium’, or ‘Low.’ The table below summarizes the evaluation of each mitigation initiative, listed by Action Number.

Table 9.2-12 provides a summary of the prioritization of all proposed mitigation initiatives for the Plan update.



Table 9.2-12. Proposed Hazard Mitigation Initiatives

| Initiative | Mitigation Initiative | Applies to New and/or Existing Structures* | Hazard(s) Mitigated | Goals Met | Lead and Support Agencies | Estimated Benefits | Estimated Cost | Sources of Funding | Timeline | Priority** | Mitigation Category | CRS Category |
|------------|--|--|---|-----------|---|--------------------|----------------|--------------------------|------------|------------|---------------------|--------------|
| Bea - 1 | Complete needed infrastructure upgrades, including: -Newburgh-Beacon Bridge -other small bridges with known vulnerabilities within the City | Existing | Severe Storm, Severe Winter Storm, Flooding, Earthquake | 1, 2 | City DOT, NYSDOT | High | High | Capital Improvements | Long Term | TBD | SIP | PP |
| Bea - 2 | Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies. | N/A | All hazards | 3 | Emergency Management Plan Committee | Low | Low | Operating budget, grants | Short Term | TBD | EAP | PI |
| Bea - 3 | Promote Disaster-Resistant Development: Maintain good standing in the National Flood Insurance Program | Both | Flooding | 2, 3 | NFIP FPA, Building Inspector | Low | Low | Operating budget | OG | TBD | EAP | PR |
| Bea - 4 | Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process. | N/A | All hazards | 5, 7 | City Council, Planning Board | Low | Low | Operating budget | OG | TBD | LPR | ES |
| Bea - 5 | Educate residents about driving in winter storms and handling winter-related health effects | N/A | Winter Storm | 3 | Highway Department, Building Department | Low | Low | Operating budget | Short Term | TBD | EAP | PI |
| Bea - 6 | Review existing emergency response plans for enhancement opportunities: work with social support | N/A | All hazards | 5 | Emergency Management Plan Committee | Low | Low | Operating budget, grants | Short Term | TBD | LPR | ES |



Table 9.2-12. Proposed Hazard Mitigation Initiatives

| Initiative | Mitigation Initiative | Applies to New and/or Existing Structures* | Hazard(s) Mitigated | Goals Met | Lead and Support Agencies | Estimated Benefits | Estimated Cost | Sources of Funding | Timeline | Priority** | Mitigation Category | CRS Category |
|------------|--|--|---|-----------|--------------------------------|--------------------|----------------|--------------------|----------|------------|---------------------|--------------|
| | agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities. | | | | | | | | | | | |
| Bea - 7 | Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1. | Existing | All hazards | 2, 5 | City of Beacon Fire Department | High | Medium | Grants | DOF | TBD | SIP | ES |
| Bea - 8 | Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements. | Existing | All hazards | 2, 5 | City of Beacon Fire Department | High | Medium | Grants | DOF | TBD | SIP | ES |
| Bea - 9 | Hiddenbrooke: The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property. | | | | | | | | | | | |
| | See Above | N/A | Flood | 4, 6 | Highway Department | Medium | Medium | HMGP | DOF | TBD | SIP | PP, NR |
| Bea - 10 | Jessen's Pond: Jessen's Pond would be dredged of all sediment to increase storage capacity of the pond, and a new outlet control structure would be installed to maintain levels within the pond to ensure capacity exists during heavy rainfall events. Costs would include engineering, surveying, contaminated soils, testing, permitting, etc. | | | | | | | | | | | |
| | See Above | N/A | Flood | 2, 4 | Highway Department | High | Medium | HMGP | DOF | Medium | SIP | PP, NR |
| Bea - 11 | Tioronda Drainage Improvements: Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction was completed in the fall of 2013. | | | | | | | | | | | |
| | See Above | N/A | Flood | 2, 4 | Highway Department | High | Medium | HMGP | DOF | TBD | SIP | PP, NR |
| Bea - 12 | South Walnut Street Drainage: Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction. | | | | | | | | | | | |
| | See Above | N/A | Flood | 2, 4 | Highway Department | High | Medium | HMGP | DOF | TBD | SIP | PP, NR |
| Bea - 13 | Riverfront Park: Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction. | | | | | | | | | | | |
| | See Above | N/A | Severe Storm, Severe Winter Storm, Flooding, Earthquake | 2, 4 | City Council, Planning Board | High | High | HMGP | DOF | TBD | SIP | PP |

Notes:





Not all acronyms and abbreviations defined below are included in the table.

*Does this mitigation initiative reduce the effects of hazards on new and/or existing buildings and/or infrastructure? Not applicable (N/A) is inserted if this does not apply.

**As the date of this plan, the City has prioritized the proposed actions

Acronyms and Abbreviations:

| | |
|------|-------------------------------------|
| CAV | Community Assistance Visit |
| CRS | Community Rating System |
| DPW | Department of Public Works |
| FEMA | Federal Emergency Management Agency |
| FPA | Floodplain Administrator |
| HMA | Hazard Mitigation Assistance |
| N/A | Not applicable |
| NFIP | National Flood Insurance Program |
| OEM | Office of Emergency Management |

Potential FEMA HMA Funding Sources:

| | |
|------|--|
| FMA | Flood Mitigation Assistance Grant Program |
| HMGP | Hazard Mitigation Grant Program |
| PDM | Pre-Disaster Mitigation Grant Program |
| RFC | Repetitive Flood Claims Grant Program (discontinued) |
| SRL | Severe Repetitive Loss Grant Program (discontinued) |

Timeline:

| | |
|-----------|----------------------|
| Short | 1 to 5 years |
| Long Term | 5 years or greater |
| OG | On-going program |
| DOF | Depending on funding |

Costs:

Where actual project costs have been reasonably estimated:

| | |
|--------|-----------------------|
| Low | < \$10,000 |
| Medium | \$10,000 to \$100,000 |
| High | > \$100,000 |

Where actual project costs cannot reasonably be established at this time:

| | |
|--------|--|
| Low | Possible to fund under existing budget. Project is part of, or can be part of an existing on-going program. |
| Medium | Could budget for under existing work plan, but would require a reapportionment of the budget or a budget amendment, or the cost of the project would have to be spread over multiple years. |
| High | Would require an increase in revenue via an alternative source (i.e., bonds, grants, fee increases) to implement. Existing funding levels are not adequate to cover the costs of the proposed project. |

Benefits:

Where possible, an estimate of project benefits (per FEMA's benefit calculation methodology) has been evaluated against the project costs, and is presented as:

| | |
|--------|-----------------------|
| Low= | < \$10,000 |
| Medium | \$10,000 to \$100,000 |
| High | > \$100,000 |

Where numerical project benefits cannot reasonably be established at this time:

| | |
|--------|---|
| Low | Long-term benefits of the project are difficult to quantify in the short term. |
| Medium | Project will have a long-term impact on the reduction of risk exposure to life and property, or project will provide an immediate reduction in the risk exposure to property. |
| High | Project will have an immediate impact on the reduction of risk exposure to life and property. |

Mitigation Category:

- Local Plans and Regulations (LPR) – These actions include government authorities, policies or codes that influence the way land and buildings are being developed and built.
- Structure and Infrastructure Project (SIP)- These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.
- Natural Systems Protection (NSP) – These are actions that minimize damage and losses, and also preserve or restore the functions of natural systems.
- Education and Awareness Programs (EAP) – These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady and Firewise Communities

CRS Category:

- Preventative Measures (PR) - Government, administrative or regulatory actions, or processes that influence the way land and buildings are developed and built. Examples include planning and zoning, floodplain local laws, capital improvement programs, open space preservation, and storm water management regulations.





- *Property Protection (PP)* - These actions include public activities to reduce hazard losses or actions that involve (1) modification of existing buildings or structures to protect them from a hazard or (2) removal of the structures from the hazard area. Examples include acquisition, elevation, relocation, structural retrofits, storm shutters, and shatter-resistant glass.
- *Public Information (PI)* - Actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Such actions include outreach projects, real estate disclosure, hazard information centers, and educational programs for school-age children and adults.
- *Natural Resource Protection (NR)* - Actions that minimize hazard loss and also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.
- *Structural Flood Control Projects (SP)* - Actions that involve the construction of structures to reduce the impact of a hazard. Such structures include dams, setback levees, floodwalls, retaining walls, and safe rooms.
- *Emergency Services (ES)* - Actions that protect people and property during and immediately following a disaster or hazard event. Services include warning systems, emergency response services, and the protection of essential facilities



Table 9.2-13. Summary of Prioritization of Actions

| Mitigation Action/Project Number | Mitigation Action/Initiative | Life Safety | Property Protection | Cost-Effectiveness | Technical | Political | Legal | Fiscal | Environmental | Social | Administrative | Multi-Hazard | Timeline | Agency Champion | Other Community Objectives | Total | High / Medium / Low* |
|----------------------------------|---|-------------|---------------------|--------------------|-----------|-----------|-------|--------|---------------|--------|----------------|--------------|----------|-----------------|----------------------------|-------|----------------------|
| Bea - 1 | Complete needed infrastructure upgrades, including: -Newburgh-Beacon Bridge -other small bridges with known vulnerabilities within the City | | | | | | | | | | | | | | | | TBD |
| Bea - 2 | Distribute outreach materials in multiple languages that educate the public disaster preparedness and risk reduction. Distribute the literature to all public buildings, local government facilities, public-meeting places, and civic organizations, etc. Information can also be posted on the City web site. The materials will emphasize the need for individual as well as family plans for all types of emergencies. | | | | | | | | | | | | | | | | TBD |
| Bea - 3 | Promote Disaster-Resistant Development: Maintain good standing in the National Flood Insurance Program | | | | | | | | | | | | | | | | TBD |
| Bea - 4 | Ensure that future comprehensive plan updates incorporate natural disaster mitigation techniques by inviting local and County Emergency Management personnel to participate in planning process. | | | | | | | | | | | | | | | | TBD |
| Bea - 5 | Educate residents about driving in winter storms and handling winter-related health effects. The City of Beacon has its own website through which residents can obtain information. | | | | | | | | | | | | | | | | TBD |
| Bea - 6 | Review existing emergency response plans for enhancement opportunities: work with social support agencies, homeowners' associations, and general public to develop and implement monitoring and warning systems focused on vulnerable populations and provision of adequate shelter facilities. | | | | | | | | | | | | | | | | TBD |
| Bea - 7 | Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1. | | | | | | | | | | | | | | | | TBD |
| Bea - 8 | Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements. | | | | | | | | | | | | | | | | TBD |
| Bea - 9 | Hiddenbrooke: The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property. | | | | | | | | | | | | | | | | TBD |
| Bea - 10 | Jessen's Pond: Jessen's Pond would be dredged of all sediment to increase storage capacity of the pond, and a new outlet control structure would be installed to maintain levels within the pond to ensure capacity exists during heavy rainfall events. Costs would | 1 | 1 | 1 | 1 | 0 | -1 | -1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 4 | Medium |



Table 9.2-13. Summary of Prioritization of Actions

| Mitigation Action/Project Number | Mitigation Action/Initiative | Life Safety | Property Protection | Cost-Effectiveness | Technical | Political | Legal | Fiscal | Environmental | Social | Administrative | Multi-Hazard | Timeline | Agency Champion | Other Community Objectives | Total | High / Medium / Low* |
|----------------------------------|---|-------------|---------------------|--------------------|-----------|-----------|-------|--------|---------------|--------|----------------|--------------|----------|-----------------|----------------------------|-------|----------------------|
| | include engineering, surveying, contaminated soils, testing, permitting, etc. | | | | | | | | | | | | | | | | |
| Bea - 11 | Tioronda Drainage Improvements: Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction. | | | | | | | | | | | | | | | | TBD |
| Bea - 12 | South Walnut Street Drainage: Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction. | | | | | | | | | | | | | | | | TBD |
| Bea - 13 | Riverfront Park: Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction. | | | | | | | | | | | | | | | | TBD |

Note: Refer to Section 6 which contains the guidance on conducting the prioritization of mitigation actions.

*As the date of this plan, the City has prioritized the proposed actions



9.2.7 Future Needs To Better Understand Risk/Vulnerability

None at this time.

9.2.8 Hazard Area Extent and Location

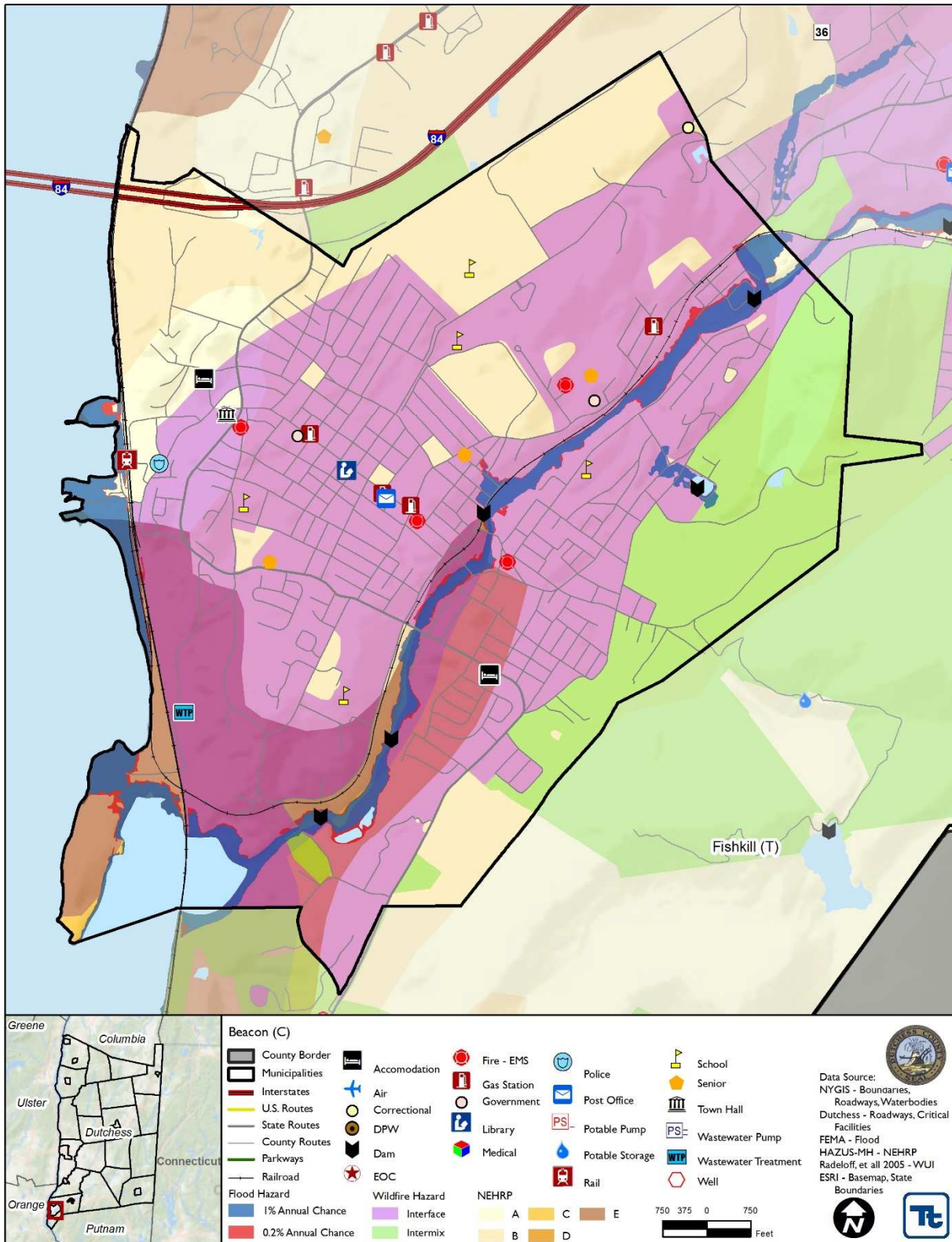
Hazard area extent and location maps have been generated for the City of Beacon that illustrate the probable areas impacted within the City of Beacon. These maps are based on the best available data at the time of the preparation of this plan, and are considered to be adequate for planning purposes. Maps have only been generated for those hazards that can be clearly identified using mapping techniques and technologies, and for which the City of Beacon has significant exposure. These maps are illustrated in the hazard profiles within Section 5.4, Volume I of this Plan.

9.2.9 Additional Comments

None at this time.



Figure 9.2-1. City of Beacon Hazard Area Extent and Location Map 1





Action Number:

Bea-10

Mitigation Action Name:

Jessen's Pond

| Assessing the Risk | |
|--|--|
| Hazard(s) addressed: | Flooding |
| Specific problem being mitigated: | During heavy rainfall events or significant snow melt, residential properties and public roads around and downstream experience destructive flooding. This is largely caused by the build-up of sedimentation in the pond which reduces the storage capacity and affects the ability of the poor condition outlet structure for the pond to drain properly. This situation has existed since the late 1960's in varying degrees. |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | 1. Dredge Jessen's Pond |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Jessen's Pond would be dredged of all sediment to increase storage capacity of the pond, and a new outlet control structure would be installed to maintain levels within the pond to ensure capacity exists during heavy rainfall events. Costs would include engineering, surveying, contaminated soils, testing, permitting, etc. |
| Mitigation Action Type | SIP |
| Goals Met | 2,4 |
| Applies to existing and or new development, or not applicable | Existing |
| Benefits (losses avoided) | Protection of private houses and public infrastructure |
| Estimated Cost | >100,000 |
| Priority* | Medium |
| Plan for Implementation | |
| Responsible Organization | Engineering Dept. |
| Local Planning Mechanism | Capital Improvement |
| Potential Funding Sources | Grants- Bonding |
| Timeline for Completion | Depending on funding |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |



Action Number: Bea-10
Mitigation Action Name: Jessen's Pond

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|---------------------------------|----------------------------|--|
| Life Safety | 1 | Occupied housing in path of flood waters, and roadways will be compromised |
| Property Protection | 1 | Protects private residences and public transportation infrastructure |
| Cost-Effectiveness | 1 | Due to repetitive losses |
| Technical | 1 | Project has been scoped- no known technical hurdles |
| Political | 0 | |
| Legal | -1 | Pond is privately owned. |
| Fiscal | -1 | City would need grant or bond funding to complete project. |
| Environmental | 0 | |
| Social | 0 | |
| Administrative | 1 | City engineering department is capable of project management and administration. |
| Multi-Hazard | 0 | Flood only |
| Timeline | 0 | Depending on funding |
| Agency Champion | 1 | Mayor has voiced strong support |
| Other Community Objectives | 0 | |
| Total | 4 | |
| Priority (Tier I, II or III) | Medium | |



Action Number: Bea - 1

Action Name: Bridge Upgrade

| Assessing the Risk | |
|---|---|
| Hazard(s) addressed: | Severe Storm, Severe Winter Storm, Flooding, Earthquake |
| Specific problem being mitigated: | Bridges in the City are in need of upgrades |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | Complete needed infrastructure upgrades, including: |
| | 1. -Newburgh-Beacon Bridge -other small bridges with known vulnerabilities within the City |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Complete needed infrastructure upgrades, including: -Newburgh-Beacon Bridge -other small bridges with known vulnerabilities within the City |
| Mitigation Action/Project Type | SIP |
| Goals Met | 1, 2 |
| Applies to existing structures/infrastructure, future, or not applicable | Existing |
| Benefits (losses avoided) | High |
| Estimated Cost | High |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | City DOT, NYSDOT |
| Local Planning Mechanism | Capital Improvement |
| Potential Funding Sources | Capital Improvements |
| Timeline for Completion | Long Term |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 1

Action Name:

Bridge Upgrade

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 7
Action Name: Backup Generator for Fire Department

| Assessing the Risk | |
|---|---|
| Hazard(s) addressed: | All hazards |
| Specific problem being mitigated: | During power outages, the fire department cannot function properly |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | 1. Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1. |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Install (or return to functionality) backup generator at City of Beacon Fire Department Station No. 1. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 2, 5 |
| Applies to existing structures/infrastructure, future, or not applicable | Existing |
| Benefits (losses avoided) | High |
| Estimated Cost | Medium |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | City of Beacon Fire Department |
| Local Planning Mechanism | Capital Improvement, Emergency Management |
| Potential Funding Sources | Grants |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 7

Action Name:

Backup Generator for Fire Department

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 8
Action Name: Upgrade of City fire department facilities

| Assessing the Risk | |
|--|--|
| Hazard(s) addressed: | All hazards |
| Specific problem being mitigated: | The City's fire facilities are prone to flood damages and do not meet ADA requirements |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | Improve City of Beacon Fire Department facilities, including sealing |
| | 1. basements from water damage, and upgrading facilities to meet ADA requirements. |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Improve City of Beacon Fire Department facilities, including sealing basements from water damage, and upgrading facilities to meet ADA requirements. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 2, 5 |
| Applies to existing structures/infrastructure, future, or not applicable | Existing |
| Benefits (losses avoided) | High |
| Estimated Cost | Medium |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | City of Beacon Fire Department |
| Local Planning Mechanism | Capital Improvement, Emergency Management |
| Potential Funding Sources | Grants |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 8

Action Name:

Upgrade of City fire department facilities

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 9
Action Name: Hiddenbrooke

| Assessing the Risk | |
|---|--|
| Hazard(s) addressed: | Flood |
| Specific problem being mitigated: | The streams running through Hiddenbrooke property tend to overflow their banks and flood the surrounding areas. |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | 1. The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property. |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | The proposed project will involve the cleaning, widening, and realignment of streams running through the Hiddenbrooke property. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 4, 6 |
| Applies to existing structures/infrastructure, future, or not applicable | N/A |
| Benefits (losses avoided) | Medium |
| Estimated Cost | Medium |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | Highway Department |
| Local Planning Mechanism | Capital Improvement, Stormwater Management |
| Potential Funding Sources | HMGP |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 9

Action Name:

Hiddenbrooke

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 11
Action Name: Tioronda Drainage Improvements

| Assessing the Risk | |
|--|---|
| Hazard(s) addressed: | Flood |
| Specific problem being mitigated: | Drainage system is undersized |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | 1. Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction. |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Removal of the 36-inch stormwater drainage system, and installation of a new 60-inch drainage system to increase the capacity of the piped network. Costs include surveying, engineering, design and construction. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 2, 4 |
| Applies to existing structures/infrastructure, future, or not applicable | N/A |
| Benefits (losses avoided) | High |
| Estimated Cost | Medium |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | Highway Department |
| Local Planning Mechanism | Capital Improvement, Stormwater Management |
| Potential Funding Sources | HMGP |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 11

Action Name:

Tioronda Drainage Improvements

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 12
Action Name: South Walnut Street Drainage

| Assessing the Risk | |
|---|---|
| Hazard(s) addressed: | Flood |
| Specific problem being mitigated: | Drainage system is undersized |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction. |
| | 1. Do nothing – current problem continues |
| | 2. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Existing piping will be replaced with a larger system and additional drainage structures. Costs will include surveying, engineering, design and construction. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 2, 4 |
| Applies to existing structures/infrastructure, future, or not applicable | N/A |
| Benefits (losses avoided) | High |
| Estimated Cost | Medium |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | Highway Department |
| Local Planning Mechanism | Capital Improvement, Stormwater Management |
| Potential Funding Sources | HMGP |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 12

Action Name:

South Walnut Street Drainage

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |



Action Number: Bea - 13
Action Name: Riverfront Park

| Assessing the Risk | |
|---|---|
| Hazard(s) addressed: | Severe Storm, Severe Winter Storm, Flooding, Earthquake |
| Specific problem being mitigated: | Riverfront Park floods; lack of protection |
| Evaluation of Potential Actions/Projects | |
| Actions/Projects Considered (name of project and reason for not selecting): | 1. Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction. |
| | 2. Do nothing – current problem continues |
| | 3. No other feasible options were identified |
| Action/Project Intended for Implementation | |
| Description of Selected Action/Project | Mitigation includes the installation of a sea wall (concrete and/or large concrete block) around the park, and leading to the ferry dock, approximately 2,350 linear feet. Costs include engineering, permitting and construction. |
| Mitigation Action/Project Type | SIP |
| Goals Met | 2, 4 |
| Applies to existing structures/infrastructure, future, or not applicable | N/A |
| Benefits (losses avoided) | High |
| Estimated Cost | High |
| Priority* | TBD |
| Plan for Implementation | |
| Responsible Organization | City Council, Planning Board |
| Local Planning Mechanism | Capital Improvement, Stormwater Management |
| Potential Funding Sources | HMGP |
| Timeline for Completion | DOF |
| Reporting on Progress | |
| Date of Status Report/ Report of Progress | Date: Progress on Action/Project: |

* Refer to results of Prioritization (see next page)



Action Number:

Bea - 13

Action Name:

Riverfront Park

| Criteria | Numeric Rank (-1, 0, 1) | Provide brief rationale for numeric rank when appropriate |
|----------------------------|----------------------------|---|
| Life Safety | | |
| Property Protection | | |
| Cost-Effectiveness | | |
| Technical | | |
| Political | | |
| Legal | | |
| Fiscal | | |
| Environmental | | |
| Social | | |
| Administrative | | |
| Multi-Hazard | | |
| Timeline | | |
| Agency Champion | | |
| Other Community Objectives | | |
| Total | | |
| Priority (High/Med/Low) | TBD | |

City of Beacon Workshop Agenda
2/14/2017

Title:

Review the Revisions to the Affordable Housing Local Law

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|---------------------------------------|-----------|
| LL Draft Workforce Affordable Housing | Local Law |

Draft: 1/26/17

DRAFT LOCAL LAW NO. ____ OF 2016

**CITY COUNCIL
CITY OF BEACON**

**PROPOSED LOCAL LAW AMENDING
CHAPTER 223 OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to
amend Chapter 223,
Article IVB of the City
Code concerning
Affordable Workforce
Housing.

A LOCAL LAW to amend Chapter 223, Article IVB of the Code of the City of Beacon concerning Affordable Workforce Housing.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Article IVB of the Code of the City of Beacon entitled “Affordable Workforce Housing” is hereby amended as follows:

§ 223-41.8 Findings.

The City Council of the City of Beacon acknowledges the high cost of housing compared to average earnings in the City and County, and this trend has grown more noticeable as land and housing values have increased in recent years. Maintaining and ensuring a balanced mix of housing types and sizes that are affordable to a range of incomes is essential to ensuring the long-term health of the community. Such balanced housing stock enables a variety of residents to live and work in the City, maintain family ties, and participate in community services, such as emergency services. Balanced housing is also essential to attracting and maintaining an adequate workforce, a healthy business environment, and a balanced tax base that supports local services and the quality of life. It is therefore important for the City to maintain a mix of housing choices and to require the creation of new or rehabilitated below-market-rate (BMR) units in future renovation and development.

§ 223-41.9 **Provision of BMR units; ~~payment in lieu thereof.~~**

To achieve the purposes above, the approval authority shall require that 10% of all projects containing ~~10~~ 20 or more apartment dwellings and/or attached dwellings (townhouses) as defined in § 223-41.10(F)(1) ~~§ 223-63~~ of this chapter, shall be comprised of below-market-rate units as defined and regulated in this article. Any fraction at or above 0.5 shall be rounded up to the nearest whole number, and any fraction below 0.5 shall be rounded down. Notwithstanding the requirement immediately above, the City Council, at its discretion, may allow the applicant to make a payment to the City in lieu of the provision of some or all of the required BMR units, in an amount determined by the City Council to be the value of the waived BMR units; said payment shall be made into a trust fund dedicated to the provision of affordable workforce housing in the City. Subject to the Planning Board's approval, Developer may provide BMR units mixed throughout the same building(s), in a separate building on the same property or on a separate property within a 1,000 foot radius of the project. Units designated as BMR units must remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for ownership units.

Comment [k1]: Council recognized that a developer may want to construct BMR units beyond the 1,000 foot radius and in that case, the applicant should seek approval from the Council (maybe a SUP?).

§ 223-41.10 **Below-market-rate units.**

- A. Finishes, amenities, size, distribution and mix. BMR units shall have the same quality exterior finishes ~~and general amenities comparable as compared~~ to the market-rate units within the overall development. Interior finishes and amenities for the BMR units shall be comparable to the market-rate units within the development, subject to approval by the Planning Board. BMR shall be reasonably distributed throughout the project and t
The timing of the construction of the BMR units shall be in conjunction with the construction of the market rate units in the project. Further, the BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development unless a different proportion is approved by the Planning Board as being better related to the housing needs, current or projected, of the City of Beacon.
- B. Minimum gross floor area. The size of the BMR multifamily units may be smaller than the market rate units, but notwithstanding other provisions of this chapter, the minimum gross floor area per dwelling unit shall not be less than the following:
- (1) Studio/efficiency unit: ~~350~~ 400 square feet.
 - (2) One-bedroom unit: 600 square feet.
 - (3) Two-bedroom unit: 800 square feet.
 - (4) Three-bedroom unit: 1,000 square feet.
 - (5) Four-bedroom unit: 1,200 square feet
- C. Occupancy standards. The minimum and maximum occupancy of a BMR unit shall be as follows:

Comment [k2]: Council inquired what is the basis for these numbers. Why is a 3 bedroom 1,000 feet? Is there a minimum size requirement set forth in the NYS Building Code that could be referenced?

| Number of Bedrooms | Minimum Number of Persons | Maximum Number of Persons |
|--------------------|---------------------------|---------------------------|
| Studio/ efficiency | 1 | 4 <u>2</u> |
| 1 | 1 | 2 <u>3</u> |
| 2 | 2 | 4 |
| 3 | 3 | 6 |
| 4 | 4 | 8 |

D. For townhouse developments containing BMR units, frontage, building size and lot size may be reduced by up to 25%.

E. BMR unit eligible household. Households must meet the criteria established in § 223-41.10(F)(1) ~~§ 223-63~~ of this chapter, within the definition of "BMR unit eligible household." Rental households shall be required to requalify with respect to said criteria on an annual basis.

F. Maximum rent and sales price.

- (1) The monthly rent including utilities for BMR units shall not exceed 30% of the ~~maximum~~ aggregate gross monthly income of an eligible household. An eligible household is a household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of the application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed 70% of the Dutchess County median annual income for the actual size of the household that will occupy such unit as set forth in Subsection C above [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)]. ~~maximum aggregate gross monthly income of an eligible household as defined in § 223-63, under "BMR unit eligible household," for the actual size of the household that will occupy such unit as set forth in Subsection C above.~~ The maximum gross sales price for a BMR unit shall not exceed the maximum household expense of 30% of the aggregate gross monthly income of an eligible household as defined above ~~in § 223-63~~ for the actual size of the household that will occupy such unit as set forth in Subsection C above, relating to the sum of principal, interest, taxes, and insurance, based on industry-standard mortgage underwriting guidelines for a thirty-year fixed rate mortgage, prevailing interest rates, and a down payment of 5%.
- (2) All projects approved by the Planning Board prior to the effective date of the proposed law (to be inserted), may continue to set a monthly rent including utilities for BMR units not to exceed 30% of 100% of the Dutchess County median annual income for the household size that will occupy such unit as set forth in Subsection C income for its household size [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)].

G. Categories of priority.

~~(1)~~ Households applying for BMR units shall be selected on the basis of the following categories of priority:

(a) Volunteer emergency responders for the City of Beacon who have served at least five years.

~~(b)~~ City of Beacon municipal employees.

~~(b)(c)~~ Employees of the Beacon School District

~~(e)(d)~~ All other residents of the City of Beacon.

~~(d)~~ Employees of the Beacon School District.

~~(e)~~ Other persons employed in the City of Beacon.

~~(e)(f)~~ Honorably discharged Veterans and active service Members of the United States Military

~~(f)(g)~~ The following relatives of residents of the City of Beacon: father, mother, son, daughter, brother, sister, grandparent, grandchild, father-in-law or mother-in-law.

~~(g)~~ Other residents of Dutchess County.

~~(h)~~ Other persons employed in Dutchess County.

~~(i)(h)~~ All others.

~~(2)~~ Within each of the above categories, the following special groups shall receive priority in the following order:

~~(a)~~ Households whose head of household or spouse is 62 years of age or older.

~~(b)~~ First-time homebuyers.

~~(c)~~ Households whose head of household or spouse is 30 years of age or younger.

~~(d)~~ Civil servants.

H. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-41.10(F)(1) ~~§ 223-63~~ of the Code of the City of Beacon, New York, and is subject to all restrictions and limitations as set forth therein.

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Comment [k3]: A lot of time was spent on this Section of the Law. Need to ask HRH if there is a problem filling spots, how is it implemented, do units remain vacant, how often is the list refreshed? Developers have a concern that when a unit becomes vacant, they will have a long wait before filling it as they must exhaust the list, advertise, etc.

Comment [k4]: There was considerable discussion on whether to remove this provision. Need to ask HRH if they have run into any difficulties applying this.

I. Resale. In the case of owner-occupied BMR units, the title to said property shall be restricted so that in the event of any resale by the homeowner or any successor, the resale price shall not exceed the maximum sales price for said unit, as determined in Subsection ~~F E~~, plus the depreciated value of capital improvements based on their estimated life for up to 5% of the price of the unit.

Comment [k5]: Council wants the 50 year restriction to be applied here as well.

J. Lease of a BMR unit.

(1) Individual BMR unit owners may lease their units to BMR eligible unit households, as defined in § 223-41.10(F)(1), for a period not exceeding two years, with the consent of the City Council ~~or its designee, for employment, health or other good reason as determined by the Council. Notwithstanding the sentence above, this time frame may be extended by the Council or its designee for good cause shown.~~

(2) Applicants for rental BMR units, if eligible and if selected for occupancy, may sign a lease for a term of no more than two years. As long as a resident remains eligible and has complied with the terms of the lease, said resident shall be offered renewal leases for a term of no more than two years each. Renewal of a lease shall be subject to the conditions of federal, state or county provisions that may be imposed by the terms of the original development funding agreements for the development or to the provisions of other applicable local law.

(3) If a resident's annual gross income should subsequently exceed the maximum income then allowable, said resident may complete their current lease term and shall be offered a market-rate housing unit in the development at the termination of such lease term. If no such dwelling unit shall be available at said time, the resident may be allowed to sign one additional one-year lease for BMR unit they occupy but shall not be offered a renewal of the lease beyond that expiration of said term.

K. Implementing regulations. The City Council may, by resolution, adopt specific regulations to foster the efficient and equitable implementation of this chapter.

L. Administration. The City Council shall be responsible for administering these regulations and may designate a board, commission or other organization to monitor compliance.

M. Developer Incentives. For every one BMR unit provided as part of the overall development, the developer shall have the right to one additional market rate unit above the maximum number otherwise permitted under applicable provisions of this Chapter. The Planning Board may grant up to 10 additional units. District building height requirements must be maintained, but the Planning Board may modify lot area per unit, setbacks, building coverage, number of units per building, and parking requirements to accommodate the bonus unit or units.

Comment [k6]: Council was ok with concept, but why 1:1 and not 1:2 or 1:3? What was the rationale? How to address in CMS zone?

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, the Chapter 223 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this

Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this

Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

DRAFT

City of Beacon Workshop Agenda
2/14/2017

Title:

Review of Stormwater Management Facility Inspection and Maintenance Easement Agreement for Scenic Hudson Long Dock Park

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|-----------------------------|-------------------|
| Memo Stormwater SH LDP | Cover Memo/Letter |
| Res. Stormwater SH LDP | Resolution |
| Stormwater Agreement SH LDP | Resolution |

MEMORANDUM

TO: Mayor Randy Casale and Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: Scenic Hudson Long Dock –
Amended Stormwater Management Facility Inspection and
Maintenance Easement Agreement

DATE: February 8, 2017

Attached is an Amended Stormwater Maintenance Facility Inspection and Maintenance Easement Agreement (the “Amended Agreement”) for the City Council’s review. Also attached is a resolution authorizing Mayor Casale to sign the Agreement and any other necessary documents, including the attached TP-584 recording form.

In or about 2009, the Planning Board approved a site plan for the Scenic Hudson Long Dock project located at 8 Long Dock Road, which included a Stormwater Pollution Prevention Plan (“SWPPP”). In 2014, the City authorized a Stormwater Maintenance Facility Inspection and Maintenance Agreement with Scenic Hudson for the purpose of ensuring the stormwater management facilities that are required pursuant to the SWPPP will be maintained by the property owner in perpetuity.

In December 2016, the Planning Board approved a site plan for the next phase of Scenic Hudson’s redevelopment of Long Dock Park at the North Shore.

The attached Amended Agreement will update the existing 2014 Stormwater Maintenance Facility Inspection and Maintenance Agreement to reference the December 2016 North Shore project.

Through the Amended Agreement (and the existing Agreement), the City has the right but not the obligation to enter upon the property and perform inspections of the stormwater management facilities. The City also has the right but not the obligation to take corrective measures at the property owner’s expense if the property owner fails to perform its obligations under the Agreement.

The Amended Agreement will be recorded in the County Clerk’s office, so it will bind future owners.



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2017

**RESOLUTION AUTHORIZING AN AMENDED STORMWATER MANAGEMENT FACILITY
INSPECTION AND MAINTENANCE EASEMENT AGREEMENT REGARDING SCENIC
HUDSON LONG DOCK**

WHEREAS, Scenic Hudson has previously obtained approval from the City of Beacon for land development activity at 8 Long Dock Road pursuant to a certain site plan entitled, “Scenic Hudson’s Long Dock Park Bid Set, L-200, Site Plan – Layout and Materials,” prepared by Reed Hilderbrand Associates, Inc., dated June 14, 2010 (the “Project”); and

WHEREAS, a Stormwater Pollution Prevention Plan (“SWPPP”) was previously approved in connection with the Project and a Stormwater Management Facility Inspection and Maintenance Easement Agreement was previously approved by the City and recorded in the Dutchess County Clerk’s Office; and

WHEREAS, the purpose of the Stormwater Management Facility Inspection and Maintenance Easement Agreement is to provide for and ensure the long term maintenance and continuation of the stormwater control measures required by the SWPPP; and

WHEREAS, Scenic Hudson obtained a subsequent approval from the City of Beacon in December 2016 for land development activity on the North Shore portion of Long Dock Park pursuant to a certain site plan entitled, “Long Dock Park North Shore,” prepared by Reed Hilderbrand Architecture dated August 30, 2016, last revised October 25, 2016; and

WHEREAS, Scenic Hudson and the City of Beacon wish to amend the existing Stormwater Management Facility Inspection and Maintenance Easement Agreement to include reference to the approved land development activity at the North Shore.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby authorizes the Mayor and/or City Administrator to sign the Amended Stormwater Management Facility Inspection and Maintenance Easement Agreement for said purpose, along with all documents as may be necessary for the recording of such Agreement, subject to review and approval by the City Attorney.

| | | | | | | | |
|---|--------|---------------------------|--|----|---------|--|--------|
| Resolution No. _____ of 2017 | | | Date: <u>February 14, 2017</u> | | | | |
| <input type="checkbox"/> <input type="checkbox"/> Amendments | | | <input type="checkbox"/> On roll call | | | <input type="checkbox"/> 2/3 Required | |
| <input type="checkbox"/> Not on roll call. | | | | | | <input type="checkbox"/> 3/4 Required | |
| Motion | Second | Council Member | Yes | No | Abstain | Reason | Absent |
| | | Ali Muhammad | | | | | |
| | | Omar Harper | | | | | |
| | | Lee Kyriacou | | | | | |
| | | George Mansfield | | | | | |
| | | Pamela Wetherbee | | | | | |
| | | Peggy Ross | | | | | |
| | | Mayor Randy Casale | | | | | |
| Motion Carried | | | | | | | |

AMENDED STORMWATER MANAGEMENT FACILITY INSPECTION AND
MAINTENANCE EASEMENT AGREEMENT

THIS AGREEMENT, made this _ day of February, 2017, by and between The Scenic Hudson Land Trust, Inc., with an office at 1 Civic Center Plaza, Suite 200, Poughkeepsie, NY 12601 and Beacon Waterfront, LLC, with an office at 1 Civic Center Plaza, Suite 200, Poughkeepsie, NY 12601 ("Owners"), and the City of Beacon ("City"), a municipal corporation located at 1 Municipal Center, Beacon, NY.

WITNESSETH

WHEREAS, Owners are the current fee owners of certain premises located in the City of Beacon, County of Dutchess, and State of New York, consisting of three separate parcels identified as tax lot 5954-32-490828, owned by Beacon Waterfront, LLC, and tax lots 5954-32-481840 and 5954-41-537725, owned by Scenic Hudson Land Trust, which together are commonly known as Scenic Hudson's Long Dock Park at 8 Long Dock Road, Beacon, New York, and depicted on certain site plans entitled "Scenic Hudson's Long Dock Park Bid Set, L-200, Site Plan- Layout and Materials" prepared by Reed Hilderbrand Associates, Inc., dated June 14, 2010, and "Long Dock Park North Shore," prepared by Reed Hilderbrand Architecture dated August 30, 2016, last revised October 25, 2016" (collectively, the "Approved Site Plans"), and which are further described by metes and bounds on Schedule "A" annexed hereto (the "Premises"); and

WHEREAS, Owners have obtained one or more approvals from the City for land development activity at the Premises (the "Project"), in connection with which a Stormwater Management Facility (the "Facility") is required to be constructed and maintained in accordance with the Approved Site Plans and a Stormwater Pollution Prevention Plan ("SWPPP"), dated June 17, 2010, last supplemented December 7, 2016 prepared by Divney Tung Schwalbe, LLP and approved by the Stormwater Management Officer, as may be amended from time to time in accordance with this agreement, (the Approved Site Plans and the SWPPP are collectively, the "Project Plan"); and

WHEREAS, the City and Owners wish to enter into an agreement to provide for the long term maintenance and continuation of the Facility's stormwater control measures; and

WHEREAS, the City and Owners desire that the Facility's stormwater control measures be built in accordance with the approved Project Plan and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity, or until the City approves an alternate or amended SWPPP, in order to ensure optimum performance of the components; and

WHEREAS, as a condition to the issuance of such approval(s) the City of Beacon Code further requires Owners to execute this Agreement and record the same in the Office of the Dutchess County Clerk.

NOW THEREFORE, for valuable consideration received, the Owners and the City hereby agree as follows:

1. Owners hereby grant unto the City, its successors and assigns forever, a perpetual easement and right-of-way to enter upon the Premises in order to access the Facility at reasonable times and in a reasonable manner for periodic inspection by the City to ensure that the Facility and stormwater control measures are maintained in proper working condition and meet the design standards established by the SWPPP.

2. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall be bound to the maintenance provisions depicted in the Project Plan, and described in the list annexed hereto as **Schedule "B"** to this Agreement, and any subsequent amended or replacement plans as may be hereinafter approved or required by the City of Beacon Planning Board, in accordance with all applicable New York State Department of Environmental Conservation and Empire State Chapter of the Soil and Water Conservation Society regulations, standards and guidelines.

3. The parties recognize that the Premises are located in an area which may experience inundation due to rising water levels. In the event that portions of the Premises are permanently inaccessible due to rising water levels, the maintenance provisions of this Agreement, set forth at **Schedule "B,"** shall not apply to areas which are substantially inundated and the parties agree to modify **Schedule "B"** accordingly. The parties also recognize that the Premises are subject to occasional temporary flooding. In the event portions of the Premises are inaccessible due to temporary flooding, compliance with the maintenance provisions of **Schedule "B"** shall be excused for the period during which the Premises are inaccessible. The maintenance provisions of **Schedule "B"** shall resume when the flood waters recede.

4. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall maintain, clean, repair, replace, replace and continue the stormwater control measures for the Facility as depicted on the Project Plan and as listed in **Schedule "B"** as reasonably necessary to ensure normal and customary performance of the stormwater control measures to design specifications, in accordance with all applicable New York State Department of Environmental Conservation and Empire State Chapter of the Soil and Water Conservation Society regulations, standards and guidelines.

5. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall be responsible for all expenses related to the maintenance of the stormwater control measures for the Facility and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities within ninety (90) days after any conveyance or transfer.

6. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall provide for the periodic inspection of the stormwater control measures for the Facility, as specified in the Project Plan, to determine the condition and integrity of the stormwater control measures. Such inspection shall be performed by a registered or licensed professional, or a person holding an appropriate certification related to stormwater management, such as CPSWQ and/or CPESC certifications ("Inspecting Professional"). The Inspecting Professional shall

prepare a written record of the findings, including recommendations for those actions necessary for the continuation of the stormwater control measures for the Facility in accordance with the Project Plan. Such findings and recommendations shall be kept on file with the Owner and submitted to the City bi-annually, except as otherwise requested by the City.

7. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the Facility's stormwater control measures except in accordance with prior written approval of the City Engineer.

8. The Owners, or upon Owners' conveyance of the Premises, its successors and assigns, shall promptly undertake necessary repairs and replacement of the Facility's stormwater control measures at the direction of the City Engineer or in accordance with the reasonable recommendations of the Inspecting Professional and in accordance with the Project Plan.

9. If ever the City Engineer determines that the facility owner has failed to construct or maintain the Facility's stormwater control measures in accordance with the Project Plan and has failed to undertake a corrective action specified by the City Engineer or by the Inspecting Professional, the City Engineer shall after appropriate notice of such failure to the Owners, and the opportunity for the Owners to undertake corrective action, be authorized to undertake such steps as reasonably necessary for the construction, preservation, continuation or maintenance of the Facility's stormwater control measures and to have the City Comptroller affix the expenses thereof as a lien against the Premises.

10. Owners hereby covenant that the Owners are seized of the Premises in fee simple and have good right to execute this Agreement; shall do nothing in the Premises which would prevent, impede or disturb the full use and intended purpose of this Agreement; and shall execute and deliver any further documents reasonably necessary to assure the benefits of this Agreement to the City. Any future or present mortgage shall be subordinate to this easement agreement. The Owners and City acknowledge that this agreement shall be subordinate to a deed restriction required to be placed on the Premises in connection with wetlands permit NAN- 2006-00121 issued by the Army Corps of Engineers on June 28, 2010.

11. This Agreement shall not confer unto the City any duty or obligation to repair or maintain the Facilities. Further, the City's acceptance of any rights pursuant to this Agreement shall not be deemed as the acceptance of any duty or obligation to repair or maintain the Facilities, except that any damage to the Facility caused by the City in inspecting the Facility shall be restored, repaired or otherwise remedied by the City.

12. This Agreement shall run with the land in perpetuity and is binding upon the Owners, its successors and assigns, unless terminated in accordance with paragraph 15 of this Agreement.

13. This Agreement shall be recorded in the office of the County Clerk, County of Dutchess, cross-referencing the deed(s) for the Premises.

14. This Agreement may be modified upon written agreement of all parties.

15. The parties agree to execute and record a termination of this Agreement if by reason of rising water levels or other similar cause, its purpose is no longer capable of accomplishment.

16. This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

17. This Agreement shall supersede the "Stormwater Management Facility Inspection and Maintenance Easement Agreement" between the Parties dated December 8, 2014 and recorded in the office of the County Clerk, County of Dutchess on January 28, 2015 as Document No. 02 2015 536.

IN WITNESS WHEREOF, the Owners and the City have executed this Agreement as of the date first herein above set forth.

CITY OF BEACON

The Scenic Hudson Land Trust, Inc.
("Owner")

By: _____
Mayor Randy Casale

By: _____
Steve Rosenberg, Executive Director

Beacon Waterfront LLC

By: _____
Steve Rosenberg, Executive Director of Scenic
Hudson Land Trust, the Sole Member of Beacon
Waterfront, LLC

STATE OF NEW YORK)
COUNTY OF DUTCHESS)

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared Randy Casale, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
COUNTY OF DUTCHESS)

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared Steve Rosenberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which individual acted, executed the instrument.

NOTARY PUBLIC

STATE OF NEW YORK)
COUNTY OF DUTCHESS)

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared Steve Rosenberg, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which individual acted, executed the instrument.

NOTARY PUBLIC

Record & Return to:
Jennifer L. Gray, Esq.
Keane and Beane, P.C.
445 Hamilton Avenue #1500
White Plains, NY 10601

SCHEDULE "A"

LEGAL DESCRIPTION

Parcel 1 & 2

All that parcel of land situate in the City of Beacon, County of Dutchess and State of New York being more particularly bounded and described as follows:

Parcel 2

Beginning at a point being located in the westerly road boundary of Red Flynn Drive at its intersection with the division line between Parcel 1 & 2 of lands now or formerly of the Scenic Hudson Land Trust Inc. (L. 2000 Pg. 13); thence along aforementioned road boundary the following (2) two courses and distances:

1. South 07°-46'-50" East, a distance of 19.04 feet to a point;
2. South 44°-35'-01" East, a distance of 99.85 feet to a point; thence along other lands now or

formerly of the Scenic Hudson Land Trust Inc. South 85°-41'-40" West, a distance of 1205.94 feet to a point at its intersection with the division line of lands now or formerly of the State of New York; thence North 03°-23'-50" East, a distance of 229.51 feet to a point; thence through the lands of the aforementioned Scenic Hudson (division line between parcels 1 & 2) the following (5) courses and distances:

1. South 89°-43'-10" East, a distance of 209.35 feet to a point;
2. South 84°-30'-10" East, a distance of 87.25 feet to a point;
3. North 84°-42'-20" East, a distance of 444.28 feet to a point;
4. South 69°-08'-10" East, a distance of 239.30 feet to a point;
5. North 88°-07'-50" East, a distance of 154.16 feet to a point of place of Beginning.

Containing 4.73 acres more or less.

Parcel 1

Also, said parcel of land beginning at same Point of beginning for previous parcel; thence along aforementioned division line for parcels 1 & 2 the following (5) five courses and distances:

1. South 88°-07'-50" West, a distance of 154.16 feet to a point;
2. North 69°-08'-10" West, a distance of 239.30 feet to a point;
3. South 84°-42'-20" West, a distance of 444.28 feet to a point;
4. North 84°-30'-10" West, a distance of 87.25 feet to a point;
5. North 89°-43'-10" West, a distance of 209.35 feet to a point; at its intersection with the division

line of the lands now or formerly of the state of New York; thence North 03°-21'-33" East, a distance of 211.36 feet to a point at its intersection with the division line between lands now or formerly of the aforementioned Scenic Hudson and lands now or formerly of the City of Beacon (L. 1180 Pg. 13); thence South 84°-55'-09" East, a distance of 1085.82 feet to a point in the westerly road boundary of Red Flynn Drive; thence South 07°-46'-49" East, a distance of 164.94 feet to the Point or Place of Beginning. Containing 4.22 acres more or less.

Subject to any other enforceable easements restrictions or covenants of record that may exist.

LEGAL DESCRIPTION

Land now or formerly of The Scenic Hudson Land Trust, Inc. (Parcel 3)

All that parcel of land situate in the City of Beacon, County of Dutchess and State of New York, being more particularly bounded and described as follows:

Beginning at a point located in the division line between lands now or formerly of The Scenic Hudson Land Trust, Inc. (Liber 1993, Page 126) to the southwest and lands now or formerly of Consolidated Rail Corporation (Liber 1492, Page 567) to the southeast; thence along said division line the following five (5) courses and distances:

1. South 03°-47'-15" East, a distance of 204.00 feet to a point;
2. South 86°-12'-45" West, a distance of 30.00 feet to a point;
3. South 03°-47'-15" East, a distance of 800.00 feet to a point;
4. South 10°-22'-20" East, a distance of 1,800.39 feet to a point;
5. South 00°-35'-45" West, a distance of 873.02 feet to a point

located in the division line between lands of The Scenic Hudson Land Trust, Inc. to the northwest and lands now or formerly of The People of The State of New York (Liber 1813, Page 117) to the southwest; thence along said division line, through the water of the Hudson River, the following two (2) courses and distances:

1. North 83°-22'-20" West, a distance of 118.44 feet to a point;
2. North 84°-58'-50" West, a distance of 178.70 feet to a point

thence continuing through the water of the Hudson River the following seven (7) courses and distances:

1. North 10°-22'-20" West, a distance of 947.91 feet to a point;
2. South 84°-22'-20" East, a distance of 124.84 feet to a point;
3. North 10°-22'-20" West, a distance of 435.25 feet to a point;
4. North 84°-22'-20" West, a distance of 1,201.38 feet to a point;
5. North 05°-37'-40" East, a distance of 920.00 feet to a point;
6. North 84°-22'-20" West, a distance of 164.53 feet to a point;
7. North 03°-23'-50" East, a distance of 1,176.73 feet to a point;

located in the division between lands of The Scenic Hudson Land Trust, Inc. to the southeast and other lands of The Scenic Hudson Land Trust, Inc. (Liber 2000, Page 13) to the northeast; thence along said division line North 85°-41'-40" East, a distance of 1,205.94 feet to a point located in the western road boundary of Red Flynn Drive; thence along the western road boundary of Red Flynn Drive the following two (2) courses and distances:

1. South 56°-31'-10" East, a distance of 48.00 feet to a point;

2. South 54°-54'-25" East, a distance of 31.54 feet to a point or

Place of Beginning; containing 80.58+/- acres more or less.

Subject to any other enforceable easements, restrictions or covenants of record that may exist.

TABLE NO. 1

SCENIC HUDSON PARK AT LONG DOCK
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

STORMWATER MANAGEMENT INSPECTIONS & MAINTENANCE OF PERMANENT STRUCTURES

| STRUCTURE OR PRACTICE | INSPECTION FREQUENCY ^{(1), (2)} | CONDITIONS TO BE IDENTIFIED | MAINTENANCE REQUIRED ⁽³⁾ |
|-----------------------------|---|--------------------------------|--|
|-----------------------------|---|--------------------------------|--|

1. Permanent Stabilization
 - a. Vegetated Areas
Monthly
 - b. Paved Areas
Semiannually

Areas of erosion
Areas of pavement damage (crack, holes, etc.)
Regrade and vegetate as necessary
Repair or repave pavement
Remove sand applied during winter
2. Bioretention Areas
Monthly
Areas of non-vigorous growth, sediment accumulation and/or erosion
Mow, over seed, weed, and remove sediment as necessary
Regrade and vegetate as necessary
3. Permeable Paving
Annually
Accumulation of sediment
Remove sediment when storage capacity reduced by 10% or more

- (1) All site areas exposed to stormwater influences should be inspected within 24 hours after a 3.3-inch or greater storm event for damage, clogging, or erosion.
 (2) All site areas influenced by stormwater or contributing surface flows to the stormwater system should be inspected monthly to identify sediment contributing areas or practices.
 (3) Concrete structures will generally be useful and sound for 50 to 75 years and corrugated metal pipes for 15 to 25 years. Structures constructed with these materials should be inspected every three years to determine their structural integrity.

Reference:
 New York State Department of Environmental Conservation, "Reducing the Impacts of Storm Water Runoff from New Development". Division of Water, Bureau of Water Quality Management, April 1992.
 New York State Stormwater Management Design Manual, August 2003.

City of Beacon Workshop Agenda
2/14/2017

Title:

Review of the Stormwater Management Facility Inspection and Maintenance Easement Agreement for the “View” at 26 Beekman Street.

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|-------------------------------|-------------------|
| Memo Stormwater Agmt the View | Cover Memo/Letter |
| Res. Stormwater the View | Resolution |
| Stormwater Agreement the View | Agreement |

MEMORANDUM

TO: Mayor Randy Casale and Members of the Beacon City Council

FROM: Keane & Beane, P.C.

RE: Stormwater Management Facility Maintenance Agreement and Easement

DATE: February 8, 2017

Attached is a Stormwater Maintenance Facility Maintenance Agreement and Easement (the “Agreement”) for the City Council’s review. Also attached is a resolution authorizing Mayor Casale to sign the Agreement and any other necessary documents, including necessary recording forms.

On August 9, 2016, the City of Beacon Planning Board approved a site plan for a residential development project known as “The View,” located at 26 Beekman Street, which included a Stormwater Pollution Prevention Plan (“SWPPP”). The purpose of the proposed Agreement is to ensure the stormwater management facilities that are required pursuant to the SWPPP will be maintained by the property owner in perpetuity.

Through the Agreement, the City has the right but not the obligation to enter upon the property and perform inspections of the stormwater management facilities. The City also has the right but not the obligation to take corrective measures at the property owner’s expense if the property owner fails to perform its obligations under the Agreement.

The Agreement will be recorded in the County Clerk’s office, so it will bind future owners.



CITY OF BEACON
CITY COUNCIL
RESOLUTION NO. _____ OF 2017

**RESOLUTION AUTHORIZING A STORMWATER MANAGEMENT FACILITY INSPECTION
AND MAINTENANCE EASEMENT AGREEMENT REGARDING THE “VIEW” AT 26
BEEKMAN STREET**

WHEREAS, DMS Consolidators, Ltd. obtained approval from the City of Beacon Planning Board on August 9, 2016 for residential development at 26 Beekman Road pursuant to certain plans entitled, “The View,” prepared by M.A.Day Engineering, P.C. (the “Project”); and

WHEREAS, a Stormwater Pollution Prevention Plan (“SWPPP”) was approved in connection with the Project; and

WHEREAS, the purpose of the proposed Stormwater Management Facility Inspection and Maintenance Easement Agreement is to provide for and ensure the long term maintenance and continuation of the stormwater control measures required by the SWPPP.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby authorizes the Mayor and/or City Administrator to sign the Stormwater Management Facility Inspection and Maintenance Easement Agreement for said purpose, along with all documents as may be necessary for the recording of such Agreement, subject to review and approval by the City Attorney.

| Resolution No. _____ of 2017 | | | Date: <u>February 14, 2017</u> | | | | |
|---|--------|---------------------------|--|----|---------|--|--------|
| <input type="checkbox"/> <input type="checkbox"/> Amendments | | | <input type="checkbox"/> On roll call | | | <input type="checkbox"/> 2/3 Required | |
| <input type="checkbox"/> Not on roll call. | | | | | | <input type="checkbox"/> 3/4 Required | |
| Motion | Second | Council Member | Yes | No | Abstain | Reason | Absent |
| | | Ali Muhammad | | | | | |
| | | Omar Harper | | | | | |
| | | Lee Kyriacou | | | | | |
| | | George Mansfield | | | | | |
| | | Pamela Wetherbee | | | | | |
| | | Peggy Ross | | | | | |
| | | Mayor Randy Casale | | | | | |
| | | Motion Carried | | | | | |

**STORMWATER CONTROL FACILITY
MAINTENANCE AGREEMENT and EASEMENT**

Whereas, the City of Beacon ("Municipality") and DMS Consolidators, Ltd. ("Facility Owner") desire to enter into this agreement (the "Agreement") to provide for the long term maintenance and continuation of stormwater control measures approved by the Municipality for the real property located at 26 Beekman Street in the City of Beacon, identified on the City of Beacon Tax Maps as Parcel Nos. 5954-26-660924 and 5954-26-651931 (collectively, the "Premises") and further described by metes and bounds in Schedule A annexed hereto and designated as the proposed Stormwater Maintenance Easement Area (the "Easement Area") shown on the map entitled "Additional Easements to be Granted by DMS Consolidators Ltd. to the City of Beacon" dated August 12, 2016 and revised on October 17, 2016, prepared by Gary LaTour, L.S., and further described in the attached legal description entitled "Stormwater Maintenance Easement", copies of which are annexed hereto as Schedule B; and

Whereas, this Agreement is provided in connection with a residential development project known as "The View," which received Site Plan and Special Permit approval from the City of Beacon Planning Board on August 9, 2016 based on plans entitled, "The View," prepared by M.A.Day Engineering, P.C. and on file at the City of Beacon Building Department ("Approved Project Plans") which includes Stormwater Management Facilities and stormwater control measures (collectively the "Facility") required to be constructed and maintained in accordance with the Approved Project Plans and the approved Stormwater Pollution Prevention Plan (SWPPP), and

Whereas, the Municipality and the Facility Owner desire that the Facility be built in accordance with the Approved Project Plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the Facility.

In witness whereof, the Municipality and the Facility Owner agree as follows:

1. This Agreement binds the Municipality and the Facility Owner, its successors and assigns, to the maintenance provisions depicted in the Approved Project Plans and described in the SWPPP which are attached as Schedule C of this agreement.
2. The Facility Owner shall maintain, clean, repair, and replace Facility and keep the Facility in continuous operation in accordance with the in the Approved Project Plans and the SWPPP as necessary to ensure optimum performance of the stormwater control measures to design specifications. The stormwater control measures shall include, if applicable, but shall not be limited to, the following: drainage ditches, swales, dry wells, infiltrators, drop inlets, pipes, culverts, soil absorption devices, detention ponds and retention ponds, all located within the Easement Area. The maintenance schedule of the SWPPP is annexed hereto as Schedule C.
3. The Facility Owner hereby grants unto the Municipality, its successors and assigns a perpetual easement and right-of-way to enter upon the Easement Area in order to access the Facility at reasonable times and in a reasonable manner for periodic inspection by the Municipality to ensure that the Facility is maintained in proper working condition and meets the design standards established by the SWPPP.
4. The Facility Owner shall be responsible for all expenses related to the maintenance of the Facility

and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities, as applicable, except as otherwise set forth hereinafter.

5. The Facility Owner shall provide for the periodic inspection of the Facility in accordance with the SWPPP, and shall have the facilities inspected on a yearly basis by a Certified Stormwater Professional and/or Professional Engineer licensed by the State of New York, to determine the condition and integrity of the stormwater control measures. The inspecting professional shall prepare and submit to the Municipality within 30 days of the inspection but not later than June 1 of each year, a written report of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

6. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the Facility except in accordance with written approval of the Municipality which approval shall not be unreasonably withheld, delayed or conditioned.

7. The Facility Owner shall promptly undertake necessary repairs and replacement of the Facility at the direction of the Municipality or in accordance with the recommendations of the inspecting professional.

8. The Facility Owner hereby covenants that it is seized of the Premises in fee simple and has full authority to execute this Agreement; shall do nothing in the Premises which would prevent, impede or disturb the full use and intended purpose of this Agreement; and shall execute and deliver any further documents reasonably necessary to assure the benefits of this Agreement to the Municipality.

9. This Agreement shall not confer unto the Municipality any duty or obligation to repair or maintain the Facility. Further, the Municipality's acceptance of any rights pursuant to this Agreement shall not be deemed as the acceptance of any duty or obligation to repair or maintain the Facility, except that any damage to the Facility caused by the Municipality's negligence during inspections or otherwise shall be restored, repaired or otherwise remedied by the Municipality at the Municipality's sole cost.

10. This Agreement shall be recorded in the Office of the County Clerk, County of Dutchess as a condition of final site plan approval and as a condition to the issuance of a final building permit.

11. If ever the Municipality determines that the Facility Owner has failed to construct or maintain the Facility in accordance with the Approved Project Plan or SWPPP, or has failed to undertake corrective action specified by the Municipality or by the inspecting engineer, the Municipality shall provide the Facility Owner with written notice via certified mail, return receipt requested, specifying such failure. Copies of any written notices to the Facility Owner shall be contemporaneously provided to the Fee Owner, if different from the Facility Owner, via certified mail, return receipt requested. The written notice shall provide that the Facility Owner has fifteen (15) days to cure any defect and/or failure specified therein. In the event the failure cannot be cured within fifteen (15) days, the Facility Owner shall advise the Municipality as to same in writing within fifteen (15) days of receipt of the Municipality's notice to cure. The Facility Owner shall be afforded the opportunity to request a reasonable time frame to cure said failure/defect if the Facility Owner so desires. If the Facility Owner fails to provide written notice requesting an extension of time to

cure a failure/defect and the Facility Owner does not cure said failure/defect, the Municipality is authorized to undertake such steps as are reasonably necessary for the preservation, continuation or maintenance of the Facility and to affix the expenses thereof as a lien against the Premises.

12. In the event the Municipality exercises its rights hereunder, it shall return the Premises to a reasonably similar condition as it existed prior to the exercise of such rights.

13. All notice and demands shall be made in writing and delivered by certified mail, return receipt requested, with postage pre-paid thereon, addressed as follows:

City of Beacon:

City Administrator
City Hall
1 Municipal Plaza
Beacon, New York 12508

With a copy to:

Keane & Beane, P.C.
445 Hamilton Avenue, Ste 1500
White Plains, New York 10601
Attn: Nicholas M. Ward-Willis, Esq.

Facility Owner:

DMS Consolidators, Ltd.
108 Village Square
PMB 403
Somers, New York 10589

With a copy to:

Van DeWater & Van DeWater, LLP
85 Civic Center Plaza, Suite 101
P.O. Box 112
Poughkeepsie, New York 12602

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Facility Owner and the Municipality have executed this Agreement as of the date first herein above set forth.

CITY OF BEACON

By _____
Name:
Title:

DMS CONSOLIDATORS, INC.

By: _____
Name: Donald E. Strauch
Title: President

STATE OF NEW YORK)
COUNTY OF) ss:

On the ____ day of _____, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Donald E. Strauch, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss:

On the ____ day of _____, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Anthony Ruggiero, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Record and Return to:
Nicholas M. Ward-Willis, Esq.
Keane & Beane, P.C.
445 Hamilton Avenue
White Plains, New York 10601

SCHEDULE A

Description of Premises

DRAFT

SCHEDULE B

Legal Description and Map of Easement Area

DRAFT

SCHEDULE C

Approval and SWPPP

DRAFT

City of Beacon Workshop Agenda
2/14/2017

Title:

South Avenue Bridge Amendment No. 2

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|-----------------------|-----------------|
| SAB Amendment No. 2 | Amendment |
| SAB Amendment No. 1 | Amendment |
| SAB Prudent Proposal | Backup Material |
| SAB Shumaker Proposal | Backup Material |
| SAB costs | Backup Material |

Design and Construction Plans for a Multi-use Bridge over the Fishkill Creek on South Avenue

Amendment 2 - Additional Services

Scope of Services

The original proposal for the South Avenue Bridge was predicated on the assumption that the new bridge would consist of a two-lane, girder bridge with sidewalks. Early on in the design process, a request was made by the City to add some decorative elements to the girder span that would in some way “reflect” the image of the former historical bridge that was at this location. Even though this request fell outside the scope of the original project, Modjeski and Masters agreed to develop some concepts and 3-D simulations with no increase in the design fee for the project.

At a meeting of the Beacon City Council held on November 28th, 2016 the bridge concept was presented to the council and the following request were made that fall outside the scope of the original project

- 1) The City Council requested that a cost estimate be developed for a single lane bridge at this location in lieu of a two lane bridge. The bridge is to have a sidewalk, one 10 foot lane with 2 foot shoulders on each side of the travel lane. This will require sufficient concept design of the single lane bridge to arrive at a reasonable cost estimate. **(This work has been completed)**
- 2) Members of the board did not care for the visual concept presented and requested that other concepts be developed with their input. We are assuming that this exercise will require no more than two meetings with representatives of the council and no more than three, 2-D visual concepts will be developed. Of these three, two concepts will be selected. **(Not undertaken)**
- 3) The 2 top concepts developed in step 2 will be converted to 3-D images that will be incorporated into photo based simulations. We are assuming that no more than two views of each alternative will be required. We are also assuming that one additional meeting will be required with the entire City Council to present the final simulations. **(Not undertaken)**

At a meeting of the Beacon City Council held on January 9, 2017 a decision was made by the city Council to change the course of the design of the bridge. Contrary to earlier directions, the decision was made to go with a more "modern" design inspired by the High Line in New York City, which is a completely pedestrian facility. Scenic Hudson presented some concept sketches that the council adopted. In short it was the request of the City Council that the following be incorporated into the design:

- A 2 Lane vehicular bridge as narrow as code allows
- A sidewalk on the downstream side
- A shared use path on the upstream side.
- Planters between the roadway and the sidewalks.

- There was also a request to incorporate natural materials and possibly an overlook or fishing spot with pole holders.

Discussion were also had in the meeting about involving SHPO and trying to get preservation funds to reinstall the arches or other parts of the original bridge in another location and making sure that the city had not violated statutes by removing the arches and building a utility bridge with their own funds. This is not included in the scope of this project.

The additional items listed above will result in more design effort as the bridge width will have to increase significantly to accommodate the shared use path and the planters. This increase in width will require more girders, larger abutments, additional retaining walls, and more complicated design issues as well as some real safety issues associated with the planters that will have to be addressed. In addition, more right-of-way will be impacted and property presently in the Madame Brett Park will be impacted requiring a Section 6(F) environmental evaluation. Therefore more environmental and surveying services will be required.

A proposal for Amendment 1 contained several items of work listed above that will not be required for this new bridge configuration. The total proposal for amendment 2 gives the city a credit for this work that will not be required as a result of this change in direction.

This proposal does not include any landscape architectural services regarding the installation of planting likely to survive in the planters adjacent to the roadways.

The proposal for the above work is attached as in the additional services required from the surveying firm and the environmental firm.

Design and Construction Plans for a Multi-use Bridge over the Fishkill Creek on South Avenue

Amendment 1 - Additional Services

Scope of Services

The original proposal for the South Avenue Bridge was predicated on the assumption that the new bridge would consist of a two-lane, girder bridge with sidewalks. Early on in the design process, a request was made by the City to add some decorative elements to the girder span that would in some way “reflect” the image of the former historical bridge that was at this location. Even though this request fell outside the scope of the original project, Modjeski and Masters agreed to develop some concepts and 3-D simulations with no increase in the design fee for the project.

At a meeting of the Beacon City Council held on November 28th, 2016 the bridge concept was presented to the council and the following request were made that fall outside the scope of the original project

- 1) The City Council requested that a cost estimate be developed for a single lane bridge at this location in lieu of a two lane bridge. The bridge is to have a sidewalk, one 10 foot lane with 2 foot shoulders on each side of the travel lane. This will require sufficient concept design of the single lane bridge to arrive at a reasonable cost estimate.
- 2) Members of the board did not care for the visual concept presented and requested that other concepts be developed with their input. We are assuming that this exercise will require no more than two meetings with representatives of the council and no more than three, 2-D visual concepts will be developed. Of these three, two concepts will be selected.
- 3) The 2 top concepts developed in step 2 will be converted to 3-D images that will be incorporated into photo based simulations. We are assuming that no more than two views of each alternative will be required. We are also assuming that one additional meeting will be required with the entire City Council to present the final simulations.



Exhibit A- Staffing Table & Loaded Direct Technical Salaries

Amendment 1.xlsx

Exhibit B
Direct Expenses

Modjeski and Masters

| | | | | |
|---------------------------|----|------------------|----------|-----------------|
| Lodging & Meals | 0 | mandays @ | \$200.00 | |
| Mileage | 80 | miles @ | \$0.55 | \$44.00 |
| Photographs: | 20 | Digital Prints @ | \$0.30 | \$6.00 |
| Printing & Reproduction | | | | |
| Blue Lines | | @ | \$1.05 | \$0.00 |
| Plots | | @ | \$1.50 | \$0.00 |
| Films | 0 | @ | \$5.00 | \$0.00 |
| Photocopying | | | | |
| 11" X 17" Plans | 50 | @ | \$0.40 | \$20.00 |
| 8 1/2" X 11" Sheets | 0 | @ | \$0.08 | \$0.00 |
| Photo Simulation Prints | 25 | @ | \$5.00 | \$125.00 |
| Express Mail | | | | |
| Direct Subtotal (Task 13) | | | | \$195.00 |
| TOTAL | | | | \$195.00 |

Exhibit C
Total Cost Summary

Modjeski and Masters

| | | |
|---------|--|-------------|
| Item I | Loaded Direct Technical Salaries (see Exhibit A) | \$23,974.67 |
| Item II | Direct Non Salary Costs (See Exhibit B) | \$195.00 |

GRAND TOTAL **\$24,169.67**

||

February 3, 2017

via email

Barney T. Martin, Jr. PhD, PE
Modjeski and Masters, Inc.
301 Manchester Rd., Suite 102, Poughkeepsie, NY 12603

Re: Survey Services addendum to Task 8
Bridge Rehabilitation / Replacement Project
South Ave. Bridge over Fishkill Ck, City of Beacon
Dutchess Co., New York

File: M:/015/500

Dear Barney:

Thank you for considering Prudent Engineering, LLP again for this work. Per our recent email, we propose the following pricing and assumptions

Extend current survey and mapping:

- 1) 75 feet upstream of the upstream edge of the existing bridge & for a distance of 200 feet beyond (upland) the ends of existing bridge in both directions as shown on the attached Figure 1a. \$ 7,700

Total Additional Lump Sum Estimate **\$7,700**

Task item (4) from our September 2016 proposal toReview / update ownership information and current right-of-way / side property line positioning then prepare an assumed two (2) acquisition maps for the project For a fee of \$3,800 remains unbilled and will be completed during this work

Assuming

- a) NYS DOL wage rates do apply
- b) Survey limits will be as they appear the attached figure
- c) Examples of city appropriation mapping will be provided
- d) Appropriation mapping will be submitted for one review - once comments are addressed final maps will be submitted, additional changes will be assessed on a per hour basis
- e) All trees 6" (DBH) and larger will be surveyed - common names of each will be used in the mapping

Sincerely,
PRUDENT ENGINEERING, LLP



Michael A Venturo, L.S.
Principal

attachment
cc file



February 3, 2017

Mr. Barney Martin, Jr. PhD, PE
Modjeski & Masters, Inc.
301 Manchester Rd., Suite 102
Poughkeepsie, NY 12603

**Re: Section 6(f) Evaluation
Multi-Use Bridge across Fishkill Creek on South Avenue
City of Beacon, Ulster County**

Dear Mr. Martin,

Shumaker Consulting Engineering & Land Surveying, D.P.C. (SCE) is pleased to submit this proposal to perform supplemental services in support of the referenced project. The proposed work is beyond the scope and fee of our original contract.

I. PROJECT UNDERSTANDING

It is our understanding the project may require impacts to the Madam Brett Park, which is situated northeast of the bridge. The impacts would be associated with the proposed sidewalk component of the bridge project. The park is owned by the Scenic Hudson Land Trust, and because of the funding sources used to develop the park, notably New York State Office of Parks Recreation and Historic Preservation (OPRHP) Recreational Trails Grant Program (RTP), which is authorized by the Land and Water Conservation Fund (LWCF) Act, use of the small area of parkland adjacent to the project is anticipated to be subject to a Section 6(f) Evaluation. The evaluation is proposed to satisfy the requirements of the LWCF Act (commonly referred to as Section 6(f)), which established the LWCF State Assistance Program, a nationwide program for funding the acquisition and development of public outdoor recreation resources. As set forth in the statute and its implementing regulations, property that is acquired or developed with LWCF assistance must be retained and used for public outdoor recreation. Any property acquired or developed with LWCF assistance cannot be wholly or partly converted to other than public outdoor recreation uses without the approval of National Park Service pursuant to Section 6(f) of the LWCF Act and its implementing regulations.

The scope of services proposed to support this project is detailed below.

II. SCOPE OF SERVICES

A. Section 6(f) Evaluation

SCE shall research the listing to identify specific LWCF projects that apply, and shall obtain a copy of the original application submitted to the State Liaison Officer (at National Park Service (NPS)) describing the limits of the involved property. Further, SCE will coordinate with the NPS regarding the format and specific needs associated with this evaluation.

SCE shall evaluate the impact of each design alternative and the null alternative on the Section 6(f) property. This effort is assumed to be limited to a total of three alternatives.

For each design alternative SCE will discuss avoidance measures to establish that the Section 6(f) impact is unavoidable. **It is assumed that Modjeski and Masters will provide the information regarding avoidance measures and why the impact is unavoidable.**

A proposed replacement property (fee taking or permanent easement) is typically required to mitigate for impacts. For estimating purposes, it is assumed a replacement property **will not be** required. If additional scope is required for this task (i.e. appraisal, etc) it will be performed by others.

SCE shall document the above analysis and process in a Section 6(f) Evaluation. Since there is no federal funding a 4(f) Evaluation is not required.

The 6(f) document will include:

- Introduction
- Overview of the Regulatory Framework
- Discussion of Applicability of Section 6(f) to the Project
- List of LWCF Grants Associated with the Park
- Need for the Conversion of Section 6(f) Property
- Impact Acreages (acquisitions, easements, and permanent versus temporary)
- Detailed Discussion of Conversion Areas
- Alternatives to Conversion of 6(f)-Protected Land
- Viability of Remaining Park Area
- Viability During Construction

The following figures will be prepared and included in the Evaluation:

- Figure showing the park boundaries with the bridge location depicted, as well as City ROW.
- Alternative drawings – **it is assumed Modjeski and Masters will provide plans for alternatives sufficient for the 6(f) documentation.**

- Conversion Drawings – shading to depict locations of temporary/permanent acquisitions and easements. It is assumed Modjeski and Masters will provide work files for SCE to develop the conversion drawings.

SCE shall submit a draft of the Section 6(f) Evaluation to the OPRHP for preliminary review.

SCE shall revise the Section 6(f) Evaluation per comments received and resubmit it to the City for distribution to the OPRHP and ultimately the State Liaison Officer for NPS approval.

This proposal does not include costs associated with historic resources, replacement properties, or NEPA Environmental Assessment/Impact Statement.

III. COMPENSATION FOR SERVICES AND METHOD OF PAYMENT

The compensation for the Scope of Services is estimated not to exceed \$9,306.00.

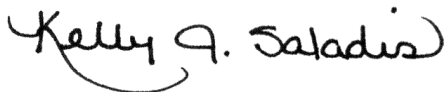
Additional services, beyond the above Scope of Services, will be considered extra work and will necessitate additional compensation. Payments for the work will be due monthly on the basis of statements submitted by the engineer for the work performed during the period.

The Scope of Services, as described in Section II.A of this proposal, will be conducted within a mutually accepted time period.

If this proposal is acceptable to you, please include the scope and fee as an approved extra under our Sub Consultant Agreement. This proposal will remain valid through June 30, 2017.

Very truly yours,

**SHUMAKER CONSULTING ENGINEERING
& LAND SURVEYING, D.P.C.**



Kelly J. Saladis
Sr. Managing Environmental Scientist

KJS/cdc

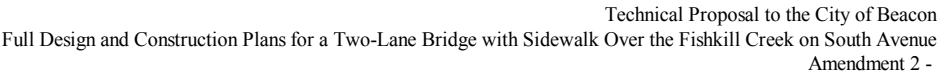


Exhibit A- Staffing Table & Loaded Direct Technical Salaries

[illegible]

Exhibit B
Direct Expenses

Modjeski and Masters

| | | | | |
|--|------|--------------------------|----------|--------------------|
| Lodging & Meals | 0 | mandays @ | \$200.00 | |
| Mileage | 240 | miles @ | \$0.55 | \$132.00 |
| Photographs: | 100 | Digital Prints @ | \$0.30 | \$30.00 |
| Printing & Reproduction | | | | |
| Blue Lines | 50 | @ | \$1.05 | \$52.50 |
| Plots | 150 | @ | \$1.50 | \$225.00 |
| Films | 25 | @ | \$5.00 | \$125.00 |
| Photocopying | | | | |
| 11" X 17" Plans | 250 | @ | \$0.40 | \$100.00 |
| 8 1/2" X 11" Sheets | 4000 | @ | \$0.08 | \$320.00 |
| Covers | 60 | @ | \$1.00 | \$60.00 |
| Express Mail | | | | \$100.00 |
| | | Direct Subtotal (Task 7) | | \$1,144.50 |
| Environmental Engineer (Shumaker (WBE) | | | | |
| Section 106 Investigations | | | | \$9,306.00 |
| Prudent Engineers (MBE) | | | | |
| Additional Surveying | | | | \$7,700.00 |
| | | TOTAL | | \$18,150.50 |

Exhibit C
Total Cost Summary

Modjeski and Masters

Alt. 1 & 2

| | | |
|----------|--|-------------|
| Item I | Loaded Direct Technical Salaries (see Exhibit A) | \$50,974.58 |
| Item II | Direct Non Salary Costs (See Exhibit B less surveying) | \$10,450.50 |
| Item III | Additonal Surveying Services (Prudent) | \$7,700.00 |

TOTAL **\$69,125.08**

Credit for work deleted from Amendment 1 **(\$22,732.00)**

|| **GRAND TOTAL** **\$46,393.08**

City of Beacon Workshop Agenda
2/14/2017

Title:

Historic District

Subject:

Background:

ATTACHMENTS:

| Description | Type |
|----------------------|-----------------|
| LL Historic District | Local Law |
| NYSOPRHP | Backup Material |

CITY OF BEACON



Iola C. Taylor
City Clerk
One Municipal Plaza, Suite One
Beacon, New York 12508

Telephone (845) 838-5003

Facsimile (845) 838-5012

I, IOLA C. TAYLOR, Clerk of the City of Beacon, New York, do hereby certify that the attached is a true and accurate copy of Local Law No. 04 of 2006 entitled "Adding Landmarks And Historic Districts To The Historic District And Landmark Overlay Zone In Accordance With Chapter 134, Historic Preservation of the City Code" adopted by the Beacon City Council at a regular meeting held on April 3, 2006. Council Member Kelly made the motion that the proposed local law be adopted. Seconded by Council Member Kyriacou. On roll call, Council Members Kyriacou, Foster, Kelly, Shea, Gold, Thompson and Mayor Gould voted in favor of adopting the proposed local law. Motion carried.

WITNESS THERE I have set my hand and seal of the City of Beacon this 15th day of May, 2006.

Signed

Iola C. Taylor

Iola C. Taylor, City Clerk

SEAL

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County

City of.....Beacon.....

Town

Village

Local Law No....04.....of the year .2006.....

A Local Law (insert title) "Adding Landmarks And Historic Districts To The Historic District And Landmark Overlay Zone In Accordance With Chapter 134, Historic Preservation of the City Code"

Be it enacted by the..... City Council.....of the

County

City of.....Beacon.....as follows:

Town

Village

SECTION 1. TITLE

This local law shall be entitled, "A Local Law Adding Landmarks and Historic Districts to the Historic District and Landmark Overlay Zone in accordance with Chapter 134, Historic Preservation, of the City Code."

SECTION 2. INTENT AND PURPOSE

This local law is intended to add landmarks and historic districts to the City's Historic District and Landmark Overlay Zone in accordance with Chapter 134, Historic Preservation, of the City Code. In accordance with Section 134-6 of the City Code, these landmarks and districts:

1. Possess special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the City, county, state or nation;
2. Are identified with historic personages;
3. Embody the distinguishing characteristics of an architectural style;
4. Are the work of a designer whose work has significantly influenced an age;

5. Are of unique location or singular physical characteristic, and represent an established and familiar visual feature of the neighborhood; and/or —
6. As an area, contain properties which meet one or more of the criteria above, and by reason of possessing such qualities, constitute a distinct section of the City.

SECTION 3. ADDITIONS TO LANDMARK DISTRICT AND HISTORIC OVERLAY ZONE

The following landmarks and districts are hereby added to the Historic District and Landmark Overlay Zone. The attached map entitled *Proposed Additions to Historic District and Landmark Overlay Zone* and dated May 12, 2006 shows the respective location of each of the following:

1. Gateway to Mt. Beacon Park (Mount Beacon Incline Property – on National Register)
2. Peter Dubois House, 36 Slocum Road – on National Register
3. Old Matteawan State Hospital Buildings and Grounds
4. Fountain Square (East Main Street) including Leonard Street (Alice Judson House, Dr. Jennings/Leonard House, Catholic Church)
5. Byrnesville Cemetery, South Avenue (purported burial ground of Roger Brett)
6. H. W. Sargent's "Wodenethe" – two Gatehouses, South Avenue and Wodenethe Drive
7. Methodist Cemetery, North Walnut Street
8. Old Stone Houses (2), Overlook Avenue near Stone Street (houses date back to late 18th century)
9. Old Tioronda Hat Shop and Madam Brett Park (site of original Brett mill), South Avenue, dates to 1879
10. Peter Schenck House, adjoining Tallix property, Blackburn Avenue – Schenck Estate
11. Russell Avenue – from First Street to Union Street – cluster of historic homes; 1st Highland Hospital; Mayor Russell's House; Ticehurst Home dates to 1840's (excluding 40 Russell Avenue)

12. Calvert Vaux House – South Avenue
13. Chrystie House – South Avenue
14. 1 East Main
15. 10 East Main
16. South Street (excluding 32 South Street)
17. North Street (excluding 19 North Street)
18. St. Joachim's Church and Old Cemetery
19. St. John's Church
20. AME Zion Church – Academy Street
21. Springfield Baptist Church – Mattie Cooper Street Square
22. Fairview Cemetery – Washington Avenue
23. Northwest corner of Teller and Rombout Avenues – 2nd Empire brick home

SECTION 4. EFFECTIVE DATE

This local law shall take effect immediately upon its filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 04 of 2006 of the City of Beacon was duly passed by the City Council on April 3, 2006, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of Beacon was duly passed by the City Council on _____ 20____, and was (approved) (not approved) (repassed after disapproval) by the * _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of Beacon was duly passed by the City Council on _____ 20____, and was (approved) (not approved) (repassed after disapproval) by the * _____ on _____ 20____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of Beacon was duly passed by the City Council on _____ 20____, and was (approved) (not approved) (repassed after disapproval) by the * _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis, or if there be none, the chairman of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

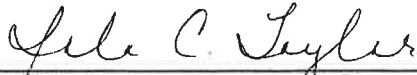
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____, of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____, of the County of _____, State of New York, having been submitted to the electors at the General Election of November _____, 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county considered as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph ____1____, above.



Clerk of the County legislative body, City, Town or Village
or officer designated by local legislative body

(Seal)

Date: _____ May 15, 2006 _____

(Certification to executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK
COUNTY OF Dutchess

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.


Signature

City Attorney
Title

City of Beacon

Date: _____ May 15, 2006 _____



STATE OF NEW YORK
DEPARTMENT OF STATE
41 STATE STREET
ALBANY, NY 12231-0001

GEORGE E. PATAKI
GOVERNOR

CHRISTOPHER L. JACOBS
SECRETARY OF STATE

May 31, 2006

City of Beacon
City Clerk
One Municipal Plaza, Suite One
Beacon, NY 12508

RE: City of Beacon, Local Law 4, 5, 6, & 7, 2006, filed on 5/22/2006

To Whom It May Concern:

The above referenced material was received and filed by this office as indicated. Additional local law filing forms will be forwarded upon request.

Sincerely,
Linda Lasch
Principal Clerk
State Records & Law Bureau
(518) 474-2755

LL:cb



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

1 May 2003

MAY - 6 2003

Hon. Clara-Lou Gold
1 Municipal Plaza, Suite 1
Beacon, NY 12508

RE: City of Beacon
Dutchess Co.

Dear Mayor Gold:

The enclosed materials contain information on the State and National Registers listings in the City of Beacon. The printout entitled "Survey, SR and NR Listings" is a list of properties on which we have information with an indication of State and National Registers listing/eligibility status. The properties are listed by address. The columns on the right reflect each property's listing or eligibility status: L = part of a State/National Register listing/proposal; D = property is located in a State/National Register eligible historic district; I = individually State/National Register eligible; N = not eligible; U = undetermined. The columns SR DATE, NR DATE, and NHL DATE are State Register, National Register and National Historic Landmark designation dates, respectively.

Also included is a list of the National Register listings in the city arranged by "NR number"; this is the code number that appears next to those properties that are State/National Registers listed. The columns to the right contain State/National Register Review Date, State/National Register Action (Approved, Tabled, Rejected, Federal agency nomination), State Register listing date, National Register listing date, and date of listing as a National Historic Landmark. This last category is relatively rare.

If you have any questions, please do not hesitate to contact me at extension 3268, or by e-mail at Robert.Englert@oprhp.state.ny.us.

Sincerely,

Robert T. Englert
Historic Preservation Program Analyst

City of Beacon

| USN NO..... | STREET NO.. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET., NR #..... | SR DATE | NR DATE | NHL DATE |
|--------------|-------------|------------------|---------------|--|-----------------|-----------|----------|----------|
| 02741.000019 | | | | REFORMED DUTCH CHURCH OF FISHKILL LANDING | L | 7/26/88 | 8/31/88 | |
| 02741.000008 | | | | EUSTATIA | L | 90NR00437 | 6/23/80 | 2/26/79 |
| 02741.000020 | | | | TIORONDA BRIDGE | L | 90NR00435 | 6/23/80 | 10/8/76 |
| 02741.000351 | | | | LOWER MAIN ST HISTORIC DISTRICT | L | 90NR00438 | 11/10/87 | 1/7/88 |
| 02741.000344 | | | | LONG DOCK | | | | |
| 02741.000391 | | | | SCENIC HUDSON LAND TRUST, PREHISTORIC I | | | | |
| 02741.000009 | | | | BURNS MILL SITES | | | | |
| 02741.000011 | | | | WILTSIE SITE AND SITE OF STORE | | | | |
| 02741.000325 | | | | HIGH ST HISTORIC DISTRICT | | | | |
| 02741.000364 | | | | VERPLANCK LANDING ARCHEOLOGICAL SITE | | | | |
| 02741.000343 | | | | GROENVILLE MILL | | | | |
| 02741.000392 | | | | SCENIC HUDSON LAND TRUST, HISTORIC I | | | | |
| 02741.000012 | | | | SCHOOL SITE | | | | |
| 02741.000300 | | | | GROVILLE MILL HISTORIC DIST. | | | | |
| 02741.000393 | | | | SCENIC HUDSON LAND TRUST, HISTORIC 2 | | | | |
| 02741.000013 | | | | SCHENCK MILL SITE | | | | |
| 02741.000346 | | | | SCHENCK GRIST MILL | | | | |
| 02741.000394 | | | | BEACON HOTEL | | | | |
| 02741.000014 | | | | FISHKILL FERRY LANDING * & BEECKMAN ST | | | | |
| 02741.000345 | | | | MATTEAWAN COMPANY | | | | |
| 02741.000134 | | | | MATTEAWAN STATE HOSPITAL; WARDENS RESIDENCE | | | | |
| 02741.000015 | | | | JARVIS SITE | | | | |
| 02741.000016 | | | | FISHKILL LANDING SETTLEMENT | | | | |
| 02741.000046 | | | | FRANKFORT STOREHOUSE | | | | |
| 02741.000347 | | | | WODENETHE | | | | |
| 02741.000017 | | | | FISHKILL LANDING UPPER LANDING | | | | |
| 02741.000017 | | | | ALB @ BEACON BRIDGE SITE, NYAC 292 | | | | |
| 02741.000342 | | | | DEPEYSTER HOUSE | | | | |
| 02741.000021 | | | | MATTEAWAN STATE HOSPITAL; OLD ADMINISTRATION BLDG. | | | | |
| 02741.000018 | | | | VANPLANCK SITE | | | | |
| 02741.000133 | | | | POLO FIELDS SITE | I | | | |
| 02741.000010 | | | | MADAME BRETT'S GRIST MILL | | | | |
| 02741.000285 | | | | MT BEACON PREHISTORIC SITE | N | | | |
| 02741.000349 | | | | Mount Beacon Gateway Park Prehistoric Site | | | | |
| 02741.000341 | | | | BARBARO RES | | | | |
| 02741.000398 | | | | APTS. | | | | |
| 02741.000397 | | | | ZION CHURCH | | | | |
| 02741.000335 | | | | DUTCHESS TOOL CO. | | | | |
| 02741.000121 | | | | JIMENEZ COMMERCIAL | | | | |
| 02741.000023 | | | | MOUNTAIN CHURCH | | | | |
| 02741.000022 | | | | MARTIN LUTHER KING CULTURAL CTR. | | | | |
| 02741.000312 | | | | BEACON NEWBURGH FERRY HOUSE | | | | |
| 02741.000024 | | | | NABISCO CARTON MAKING AND PRINTING PLANT | | | | |
| 02741.000132 | | | | PORPECA RESIDENCE | | | | |
| 02741.000005 | | | | SANDFORD RESIDENCE | | | | |
| 02741.000395 | | | | SPRINGFIELD BAPTIST CIT. | | | | |
| 02741.000135 | | | | SEAMAN RESIDENCE | | | | |
| 02741.000028 | | | | REMPUTI RESIDENCE | | | | |
| 02741.000030 | | | | ALDEN RESIDENCE | | | | |
| 02741.000031 | | | | BELULI | | | | |
| 02741.000032 | | | | MILLIKEN RESIDENCE | | | | |
| 02741.000137 | | | | FISHER RESIDENCE | | | | |
| 02741.000033 | | | | | | | | |
| 02741.000136 | | | | | | | | |
| 02741.000042 | | | | | | | | |

5/1/03

| USN NO..... | STREET NO.. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET. | NR #..... | SR DATE | NR DATE | NIIL DATE |
|--------------|-------------|---------------------|--|---------------------------------------|------|-----------|---------|---------|-----------|
| 02741.000043 | 11 | COMMERCE | | WILLIAMS RESIDENCE | | | | | |
| 02741.000389 | 4 | CROSS ST | | WEBER RESIDENCE | | | | | |
| 02741.000044 | 9 | DAVIES AVE | | JABLONSKI RESIDENCE | | | | | |
| 02741.000139 | 33 | DAVIS ST | | NOESTING PIN TICKET CO. | | | | | |
| 02741.000045 | | DENNINGS PT | | POWELL RESIDENCE | | | | | |
| 02741.000047 | 4 | DEWINDT ST | | BOCCIA RESIDENCE | | | | | |
| 02741.000140 | 8 | DUTCHESS TERRACE | | VACANT | | | | | |
| 02741.000280 | 2 | EAST MAIN | OFF END OF DENNINGS AVE TO WEST | BEACON AWMINUM | | | | | |
| 02741.000272 | 1 | EAST MAIN | | MC MILLAN COMMERCIAL | | | | | |
| 02741.000282 | 18 | EAST MAIN | | VACANT | | | | | |
| 02741.000279 | 35-37 | EAST MAIN ST | | MC MILLAN APTS | | | | | |
| 02741.000274 | 17 | EAST MAIN ST | | PEARSON RESIDENCE | | | | | |
| 02741.000076 | 161 | EAST MAIN ST | | GERLMANN FINISHING | | | | | |
| 02741.000281 | 10 | EAST MAIN ST | | | | | | | |
| 02741.000273 | 13-15 | EAST MAIN ST | | SKELLY APTS | | | | | |
| 02741.000278 | 33 | EAST MAIN ST | | BEACON FIRE AND HOSE | | | | | |
| 02741.000159 | 57 | EAST MAIN ST | | PERATIKOS COMMERCIAL | | | | | |
| 02741.000275 | 19-23 | EAST MAIN ST | | BEST RESIDENCE | | | | | |
| 02741.000075 | 162 | EAST MAIN ST | | | | | | | |
| 02741.000388 | 36 | EAST MAIN ST | 36 EAST MAIN ST | OSTANDER RESIDENCE | | | | | |
| 02741.000074 | 80 | EAST MAIN ST | | VACANT | | | | | |
| 02741.000276 | 25 | EAST MAIN ST | | MINACAPPELLI COMMERCIAL | | | | | |
| 02741.000277 | 27-31 | EAST MAIN ST | | CAPOLINO RESIDENCE | | | | | |
| 02741.000048 | 53 | ELIZA ST | | CARRIAGE HOUSE (PRIZZI RESIDENCE) | | | | | |
| 02741.000142 | 45 | FERRY ST | | DUTCH REFORMED CHURCH | | | | | |
| 02741.000143 | 50 | FERRY ST | | SCHENK HOUSE GREEN FAN FUEL ECONOMRE. | | | | | |
| 02741.000050 | | FISHKILL AVE | OFF ON SOUTH SIDE: EAST OF BLACKBURN AVE | RESIDENCE | | | | | |
| 02741.000144 | 24 | FISHKILL AVE | | SCMITZER RESIDENCE | | | | | |
| 02741.000051 | 28 | FISHKILL AVE | | VANDECARR RESIDENCE | | | | | |
| 02741.000145 | 62 | FISHKILL AVE | | WINTER RESIDENCE | | | | | |
| 02741.000052 | 63 | FISHKILL AVE | | LEE RESIDENCE | | | | | |
| 02741.000146 | 246 | FISHKILL AVE | | ARCHIMEDE RESIDENCE | | | | | |
| 02741.000150 | 119 | FISHKILL AVE | | MERRITT - MERDIAN CROP | | | | | |
| 02741.000053 | 67 | FISHKILL AVE | | EVANS RESIDENCE | | | | | |
| 02741.000054 | | FRONT ST | | BRIDGE | | | | | |
| 02741.000201 | | FRONT ST | SOUTHWEST SIDE: NORTHWEST OF LIBERTY ST | TORONDA GATEHOUSE | | | | | |
| 02741.000149 | | GRANDVIEW AVE | AT FISHKILL CREEK | | | | | | |
| 02741.000147 | | GRANDVIEW AVE | NORTH SIDE: AT SOUTH AVE | TORONDA GREENHOUSE | | | | | |
| 02741.000148 | | GRANDVIEW AVE | NORTH SIDE: EAST OF SOUTH AVE | CRAIG HOUSE HOSPITAL | | | | | |
| 02741.000055 | | GRANDVIEW AVE | OFF ON NORTH SIDE | SICKLER RESIDENCE | | | | | |
| 02741.000151 | 75 | GROVE ST | SOUTH SIDE EAST OF SOUTH AVE | GARAGE | | | | | |
| 02741.000204 | | GROVEVILLE FRONT ST | NORTHEAST SIDE AT LYDIA DR | BEACON PIECE DYE | | | | | |
| 02741.000203 | 13 | GROVEVILLE FRONT ST | EAST SIDE: AT MIL ST NORTH SIDE | GROVEVILLE MILLS; BEACON TEXTILE | | | | | |
| 02741.000202 | | GROVEVILLE FRONT ST | | TENEMENT | | | | | |
| 02741.000205 | 63-67 | GROVEVILLE FRONT ST | | SCHULTZ RESIDENCE | | | | | |
| 02741.000334 | 20 | HIGH ST | | MAUKER RESIDENCE | | | | | |
| 02741.000329 | 17 | HIGH ST | | DIDOMIZIO RESIDENCE | | | | | |
| 02741.000331 | 21 | HIGH ST | | GRANT RESIDENCE | | | | | |
| 02741.000332 | 25 | HIGH ST | | MARTIN RESIDENCE | | | | | |
| 02741.000333 | 16 | HIGH ST | | WILLIAMS RESIDENCE | | | | | |
| 02741.000326 | 7 | HIGH ST | | PRATT RESIDENCE | | | | | |
| 02741.000327 | 9 | HIGH ST | | DAVIS RESIDENCE | | | | | |
| 02741.000337 | 26 | HIGH ST | | WILLIAMSON RESIDENCE | | | | | |
| 02741.000328 | 11 | HIGH ST | | EKLUND RESIDENCE | | | | | |
| 02741.000330 | 19 | HIGH ST | | KNAPP RESIDENCE | | | | | |
| 02741.000336 | 24 | HIGH ST | | | | | | | |

City of Beacon

| USN NO..... | STREET NO.. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET., NR #..... | SR DATE | NR DATE | NHL DATE |
|--------------|-------------|------------------|---|---|-----------------|----------|----------|----------|
| 02741.000056 | | HOWLAND AVE | EAST SIDE; NORTH OF ENTRANCE OF MT BEACON RR | ABANDONED | | | | |
| 02741.000152 | | HOWLAND AVE | WEST SIDE; NORTH OF GRANDVIEW AVE | TIORONDA GATE HOUSE II | | | | |
| | | | EAST SIDE; S OF HILLSIDE RD; AT UNIV RD WEST OF ANNAN | | | | | |
| 02741.000057 | | HOWLAND AVE | HOUSE LATER MOUNTAIN REST UNIVER SETT. | | | | | |
| 02741.000060 | | HOWLAND AVE | AT GRANDVIEW AVE NORTHSIDE | CROSSROAD CRAIG HOUSE HOSPITAL SANITARIUM | | | | |
| 02741.000061 | | HOWLAND AVE | EAST SIDE; AT GRANDVIEW AVE: EAST OF | CRAIG HOUSE GUEST HOUSE | | | | |
| 02741.000058 | | HOWLAND AVE | EAST SIDE WOUT OF UNIVERSITY AVE | CRAIG HOUSE ADMINISTRATION BLDG | | | | |
| 02741.000004 | | HOWLAND AVE | HOWLAND AVE; WEST SIDE | TIORANDA - CRAIG HOUSE SANITARIUM | | | | |
| 02741.000361 | | HOWLAND AVE | NORTH SIDE; SET BACK AT INCLINE RAILWAY | BEACON INCLINE RAILROAD - VISITOR HOUSE | | | | |
| 02741.000059 | | HOWLAND AVE | EAST SIDE; NORTH OF GRANDVIEW AVE | THE CEDARS | | | | |
| 02741.000062 | 58 | HOWLAND AVE | | ARNOLD RESIDENCE | | | | |
| 02741.000350 | | HOWLAND AVE | AT WOLCOTT AVE | MT BEACON INCLINE RAILROAD | L 90NR00441 | 9/30/82 | 11/23/82 | |
| 02741.000155 | 21 | KENT ST | | WEYENT RESIDENCE | | | | |
| 02741.000153 | 7 | KENT ST | | KNIBBS RESIDENCE | | | | |
| 02741.000068 | 9 | KENT ST | | NOLAN RESIDENCE | | | | |
| 02741.000154 | 19 | KENT ST | | MALONE RESIDENCE | | | | |
| 02741.000156 | 1 | KITTREDGE PLACE | | PARROTT RESIDENCE | | | | |
| 02741.000063 | 75 | KNEVELS AVE | | SUNNYFIELD KNEVELS/STERANS HOUSE | | | | |
| 02741.000064 | 21 | LEONARD ST | | GALLAGHER RESIDENCE | | | | |
| 02741.000157 | 27 | LIBERTY ST | | CABE RESIDENCE | | | | |
| 02741.000065 | 36 | LIBERTY ST | | FISHER RESIDENCE | | | | |
| 02741.000067 | 315 | LIBERTY ST | | RODRIGUEZ RESIDENCE | | | | |
| 02741.000066 | 410 | LIBERTY ST | | GIGUER RESIDENCE | | | | |
| 02741.000158 | | LONG DOCK | EAST END AT RIVER; SOUTH OF FERRY HOUSE | BEACON SALVAGE | | | | |
| 02741.000212 | 39 | LYDIA DR | | TENEMENT | | | | |
| 02741.000214 | 42-43 | LYDIA DR | | TENEMENT | | | | |
| 02741.000209 | 33-34 | LYDIA DR | | TENEMENT | | | | |
| 02741.000211 | 37-38 | LYDIA DR | | TENEMENT | | | | |
| 02741.000213 | 40-41 | LYDIA DR | | TENEMENT | | | | |
| 02741.000216 | 46-47 | LYDIA DR | | TENEMENT | | | | |
| 02741.000207 | 29-30 | LYDIA DR | | TENEMENT | | | | |
| 02741.000215 | 44-45 | LYDIA DR | | TENEMENT | | | | |
| 02741.000208 | 31-32 | LYDIA DR | | TENEMENT | | | | |
| 02741.000210 | 35-36 | LYDIA DR | | TENEMENT | | | | |
| 02741.000206 | 11-Jan | LYDIA DR | | TENEMENT | | | | |
| 02741.000238 | 460 | MAIN ST | | MERGAR COMMERCIAL | | | | |
| 02741.000322 | 215 | MAIN ST | | NORBETH HALL ASSOC INC. | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000323 | 217 | MAIN ST | | NORBETH HALL ASSOC INC | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000359 | 219-221 | MAIN ST | | | L 98NR01300 | 11/10/87 | 17/88 | 17/88 |
| 02741.000366 | 675 | MAIN ST | | ROUND HOUSE/FORMER TEXTILE DRYING HOUSE | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000300 | 186-188 | MAIN ST | | SONNAK COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000301 | 190 | MAIN ST | | SONNAK COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000302 | 192 | MAIN ST | | FAISON COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000317 | 193 | MAIN ST | | TRIFLO COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000318 | 195 | MAIN ST | | TRIFLO COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000319 | 197-199 | MAIN ST | | CHARKAUS COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000320 | 201-11 | MAIN ST | | JAJAQUE COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000321 | 213 | MAIN ST | | LUCIAN COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000303 | 131 | MAIN ST | | NICHOLSON APTS | L 90NR00436 | 6/23/80 | 5/7/73 | |
| 02741.000001 | 477 | MAIN ST | | HOWLAND CIRCULATING LIBRARY | L 90NR00439 | 11/17/88 | 11/17/88 | |
| 02741.000072 | 369 | MAIN ST | | UNITED STATES POST OFFICE OF BEACON | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000304 | 133-37 | MAIN ST | | NICHOLSON APTS | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000355 | 139 | MAIN ST | | OVERBY APTS | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000288 | 142 | MAIN ST | | | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000356 | 143 | MAIN ST | | VALENTINE COMMERCIAL | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |
| 02741.000289 | 144-146 | MAIN ST | | | L 90NR00434 | 11/10/87 | 17/88 | 17/88 |

| USN NO..... | STREET NO. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET., | NR #..... | SR DATE | NR DATE | NIIL DATE |
|--------------|------------|------------------|---------------|-----------------------------------|-------|-----------|----------|---------|-----------|
| 02741.000307 | 149 | MAIN ST | | SMITH COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000290 | 150 | MAIN ST | | KRANZ COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000308 | 151 | MAIN ST | | VACANT | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000291 | 152 | MAIN ST | | VACANT | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000309 | 153-155 | MAIN ST | | NUCCITELLI COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000310 | 157-161 | MAIN ST | | ALVAREZ COMM | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000353 | 162 | MAIN ST | | | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000311 | 163-65 | MAIN ST | | ACOSTA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000354 | 164 | MAIN ST | | | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000357 | 167 | MAIN ST | | NUCCITELLI COMM | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000313 | 169-173 | MAIN ST | | CAHN COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000295 | 172 | MAIN ST | | DONDERO BLOCK | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000296 | 174-178 | MAIN ST | | VACANT | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000314 | 175 | MAIN ST | | ROMANO COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000315 | 177-79 | MAIN ST | | KNAPP COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000297 | 180 | MAIN ST | | CHRISTOPHER | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000358 | 181-183 | MAIN ST | | PLANNERS COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000299 | 184 | MAIN ST | | BEACON MUNICIPAL BLDG. | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000258 | 427 | MAIN ST | | HETLING COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000231 | 432 | MAIN ST | | SCHURR COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000250 | 506-12 | MAIN ST | | SALVATION ARMY | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000240 | 464 | MAIN ST | | BATT COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000269 | 475 | MAIN ST | | OLD TRAIN STATION | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000271 | 493 | MAIN ST | | GALABURDA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000293 | 158-60 | MAIN ST | | NORBETH HALL ASSOC INC | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000324 | 219 | MAIN ST | | DUMKE COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000073 | 403 | MAIN ST | | MATTEA WAN METHODIST CHURCH | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000270 | 483 | MAIN ST | | WAY COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000257 | 554-60 | MAIN ST | | MELNYCK COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000230 | 422-28 | MAIN ST | | LAU COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000268 | 473 | MAIN ST | | YANKEE CLIPPER DINER | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000160 | 397 | MAIN ST | | BEACON THEATRE | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000260 | 445-49 | MAIN ST | | MER GAR COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000239 | 462 | MAIN ST | | PRENTIS COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000228 | 412 | MAIN ST | | TOMASI COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000294 | 164-66 | MAIN ST | | TELEPHONE COMPANY | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000259 | 435-39 | MAIN ST | | PINTER COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000236 | 456 | MAIN ST | | REGERS APTS | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000251 | 514 | MAIN ST | | | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000002 | | MAIN ST | | DOUGHTY COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000229 | 418-20 | MAIN ST | | RIVERA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000261 | 451 | MAIN ST | | VILAS COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000237 | 458 | MAIN ST | | ROGERS APTS | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000252 | 516-18 | MAIN ST | | SPY HILL CONSERVATORIES | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000070 | 350 | MAIN ST | | COSTA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000262 | 453 | MAIN ST | | MAZZONE PLUMBING AND HEATING INC. | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000241 | 466 | MAIN ST | | VACANT | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000292 | 152 1/2 | MAIN ST | | ROOSA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000226 | 398 | MAIN ST | | RAUCH RESIDENCE | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000069 | 246-248 | MAIN ST | | EMPIRE NAT. BANK | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000227 | 402-4 | MAIN ST | | KAPUTA COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000242 | 468-470 | MAIN ST | | FIRST BAPTIST CHURCH | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000071 | 372 | MAIN ST | | ANGELO COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000263 | 455 | MAIN ST | | SCHURR COMMERCIAL | L | 90NR00434 | 11/10/87 | 1/7/88 | |
| 02741.000253 | 520-526 | MAIN ST | | | L | 90NR00434 | 11/10/87 | 1/7/88 | |

City of Beacon

| USN NO..... | STREET NO.. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET. NR #..... | SR DATE | NR DATE | NHL DATE |
|--------------|-------------|------------------|------------------------------------|--------------------------------------|----------------|---------|---------|----------|
| 02741.000234 | 442-444 | MAIN ST | | HUDSON VALLY SAVING BANK | | | | |
| 02741.000243 | 472 | MAIN ST | | DERUISHI APTS. | | | | |
| 02741.000316 | 181 | MAIN ST | | DOUGHTY COMMERCIAL | U | | | |
| 02741.000396 | 313 | MAIN ST | | HOWLAND PUBLIC LIBRARY | D | | | |
| 02741.000248 | 494-498 | MAIN ST | | VACANT | | | | |
| 02741.000244 | 474-76 | MAIN ST | | VACANT | | | | |
| 02741.000265 | 463 | MAIN ST | | POLICE DEPT. | | | | |
| 02741.000224 | 390-394 | MAIN ST | | STAVROS COMMERCIAL | | | | |
| 02741.000264 | 457 | MAIN ST | | JOHNS TAILOR SHOP | | | | |
| 02741.000249 | 500-04 | MAIN ST | | CHOBAN COMMERCIAL | | | | |
| 02741.000254 | 528-36 | MAIN ST | | MOZBYKO COMMERCIAL | | | | |
| 02741.000235 | 446-448 | MAIN ST | | HUDSON VALLEY SAVINGS AND LOAN | | | | |
| 02741.000225 | 396 | MAIN ST | | ANGELO COMMERCIAL | | | | |
| 02741.000287 | 130-34 | MAIN ST | | ROGERS APTS | | | | |
| 02741.000360 | | MAIN ST | EAST SIDE, CROSS ST. SOUTH SIDE | TOMPKINS HOSE COMPANY | | | | |
| 02741.000233 | 440 | MAIN ST | | SCHUBERTS COMMERCIAL | | | | |
| 02741.000247 | 490-92 | MAIN ST | | WALSH COMMERCIAL | | | | |
| 02741.000267 | 469-471 | MAIN ST | | PUCINO COMMERCIAL | | | | |
| 02741.000256 | 548 | MAIN ST | | VACANT | | | | |
| 02741.000266 | 465-67 | MAIN ST | | KUKA COMMERCIAL | | | | |
| 02741.000245 | 478-82 | MAIN ST | | VACANT | | | | |
| 02741.000222 | | MAIN ST | WOUTHWEST SIDE, EAST OF TELLER AVE | WILLARD H MASE HOOK AND LADDER CO #1 | | | | |
| 02741.000306 | 143-145 | MAIN ST | | SHEBANIE COMMERCIAL | | | | |
| 02741.000255 | 542-546 | MAIN ST | | DATELS APTS | | | | |
| 02741.000286 | | MAIN ST | NORTH SIDE, AT CIRCUS ST | TOMPKINS HOSE CO. | | | | |
| 02741.000232 | 436-38 | MAIN ST | | DALTALRI RES | | | | |
| 02741.000246 | 484-86 | MAIN ST | | MEMORIAL BUILDING | | | | |
| 02741.000305 | 139-141 | MAIN ST | SOUTHWEST SIDE, AT TELLER AVE | LESKOW COMMERCIAL | | | | |
| 02741.000161 | 16 | MASE ST | | STAR OF BETHLEHEM CHURCH | | | | |
| 02741.000218 | 8-Jun | MILL ST | | PETRIE RESIDENCE | | | | |
| 02741.000220 | 5 | MILL ST | | TENEMENT | | | | |
| 02741.000217 | 4-Feb | MILL ST | | RESIDENCE | | | | |
| 02741.000219 | 3-Jan | MILL ST | | TENEMENT | | | | |
| 02741.000077 | 35 | NEWLINS MILL RD | | SHANNON RESIDENCE | | | | |
| 02741.000162 | 10 | NEWLINS MILL RD | | JADICK RESIDENCE | | | | |
| 02741.000078 | 37 | NEWLINS MILL RD | | BENICUEGO RESIDENCE | | | | |
| 02741.000088 | 46 | NORTH AVE | | KRYWIENKO RESIDENCE | | | | |
| 02741.000080 | 16 | NORTH AVE | | DANILENKO RESIDENCE | | | | |
| 02741.000082 | 34 | NORTH AVE | EAST SIDE, S. OF CONWAY PL | MEAD RESIDENCE | | | | |
| 02741.000079 | | NORTH AVE | | HOFFMAN MOTORS | | | | |
| 02741.000087 | 41 | NORTH AVE | | WEISSMAN RESIDENCE | | | | |
| 02741.000086 | 33 | NORTH AVE | FRITZ RESIDENCE | CRANE RESIDENCE | | | | |
| 02741.000085 | 31 | NORTH AVE | | SCHOFIELD RESIDENCE | | | | |
| 02741.000084 | 25 | NORTH AVE | | JONES RESIDENCE | | | | |
| 02741.000089 | 47 | NORTH AVE | | MUENGER RESIDENCE | | | | |
| 02741.000081 | 26 | NORTH AVE | | STONE HOUSE - GOLF CLUBHOUSE | | | | |
| 02741.000007 | 53 | NORTH AVE | | JOHNSON RESIDENCE | | | | |
| 02741.000083 | 54 | NORTH AVE | | DELUCA RESIDENCE | | | | |
| 02741.000049 | 4 | NORTH ELM ST | | BURT RESIDENCE | | | | |
| 02741.000141 | 11 | NORTH ELM ST | | WILSON | | | | |
| 02741.000163 | 39 | NORTH ST | | MASON RESIDENCE | | | | |
| 02741.000165 | 48 | NORTH ST | | EICHORN RESIDENCE | | | | |
| 02741.000164 | 40 | NORTH ST | | BIN 1003650 | N | | | |
| 02741.000363 | | NY 9D | OVER CONRAIL | BIN 1003640 COOPERATION BRIDGE | I | | | |
| 02741.000362 | | NY 9D | OVER FISHKILL CREEK | | | | | |

City of Beacon

DET. NR #..... SR DATE NR DATE NHL DATE

| USN NO. | STREET NO. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... |
|--------------|------------|------------------|---|---|
| 02741.000166 | 18 | OAK ST | | SCHLEGEL RESIDENCE |
| 02741.000092 | 137 | OVERLOOK AVE | | PRESTINO RESIDENCE |
| 02741.000091 | 135 | OVERLOOK AVE | | PEGA RESIDENCE |
| 02741.000094 | 18-20 | PARK AVE | RUSO RESIDENCE | |
| 02741.000093 | 16 | PARK AVE | | |
| 02741.000095 | 24 | PARK AVE | | GEORGE SMITH ESTATE |
| 02741.000167 | 1 | PARK AVE | | MCKINNES RESIDENCE |
| 02741.000096 | 6 | PROSPECT ST | | KEMP RESIDENCE |
| 02741.000097 | 2 | ROBINSON ST | | SCHETZLER RESIDENCE |
| 02741.000098 | 78 | ROBINSON ST | | PADDOCK RESIDENCE |
| 02741.000170 | 181 | ROMBOUT | | MODROCK RESIDENCE |
| 02741.000168 | 62-64 | ROMBOUT | | ANNETT'S RESIDENCE |
| 02741.000169 | 130 | ROMBOUT | | LEE RESIDENCE |
| 02741.000099 | 9 | ROMBOUT AVE | | SEVERANCE RESIDENCE |
| 02741.000101 | 139 | ROMBOUT AVE | | BROCKWAY RESIDENCE |
| 02741.000100 | 35 | ROMBOUT AVE | | BARKER HOME FOR RETARDED |
| 02741.000102 | 49 | ROUTE 9D | EAST SIDE AT NEWBURGH/BEACON BRIDGE | LUNSFORD RESIDENCE |
| 02741.000104 | 40 | RUSSELL AVE | | NORTH SIDE VERPLANK BARN |
| 02741.000103 | 29 | RUSSELL ST | | SIEBERT RESIDENCE |
| 02741.000171 | 90 | SARGENT AVE | | KEELEY RESIDENCE |
| 02741.000172 | 86 | SARGENT AVE | | STEFFANCI RESIDENCE |
| 02741.000173 | 88 | SARGENT ST | | SCHOOL |
| 02741.000110 | 595 | SOUTH AVE | WEST SIDE, AT FISHKILL CR. NORTHSIDE | DETORO RESIDENCE |
| 02741.000115 | 288 | SOUTH AVE | | BEACON TERMINAL CORP |
| 02741.000108 | 17 | SOUTH AVE | EAST SIDE, NORTH OF W CENTER ST | SOUTH AVE SCHOOL |
| 02741.000181 | 47 | SOUTH AVE | | ROSENETHE |
| 02741.000174 | 300 | SOUTH AVE | | SAINT ANDREWS EPISCOPAL CHURCH |
| 02741.000112 | 72 | SOUTH AVE | | CROLT'S RESIDENCE |
| 02741.000182 | 22 | SOUTH AVE | | CRISTIE HOUSE |
| 02741.000179 | 310 | SOUTH AVE | | KIMLIN RESIDENCE |
| 02741.000365 | 489 | SOUTH AVE | SIDE SIDE/EAST OF DENNINGS AVE S OF WOLCOTT | WODENETHE GATEHOUSE |
| 02741.000183 | 593 | SOUTH AVE | NORTH SIDE, AT FISHKILL CR; EAST SIDE | CRAIG HOUSE HOSPITAL |
| 02741.000106 | 487 | SOUTH AVE | | TORONDA SCHOOL |
| 02741.000177 | 20 | SOUTH AVE | | JADICK RESIDENCE |
| 02741.000113 | 278 | SOUTH AVE | EAST SIDE, BETWEEN BEACON AND ACADEMY STS | WALZ RESIDENCE |
| 02741.000114 | 123 | SOUTH AVE | | MICRO RECORD |
| 02741.000176 | 55 | SOUTH AVEUE | | REESE ESTATE |
| 02741.000111 | 6 | SOUTH BRETT | | BEACON PIECE DYEING AND FINISHG COMPANY |
| 02741.000109 | 8 | SOUTH CEDAR | | ROSENETHE GATEHOUSE |
| 02741.000027 | 26 | SOUTH CEDAR | | MICNICOL RESIDENCE |
| 02741.000029 | 18-Dec | SOUTH CHESTNUT | | CRAIG HOUSE HOSPITAL |
| 02741.000283 | 28-30 | SOUTH ST | | JESSEN RESIDENCE |
| 02741.000284 | 34-36 | SPRING VALLEY ST | SOUTH SIDE, EAST OF DENNINGS AVE S OF WOLCOTT | LYCH RESIDENCE |
| 02741.000184 | 116 | SPRING VALLEY ST | | BEGANY RESIDENCE |
| 02741.000185 | 22 | SSOUTH AVE | | ST ROCCO BLDG |
| 02741.000178 | 35 | TELLER AVE | | APTS |
| 02741.000116 | 33 | TELLER AVE | | ZIETLER RESIDENCE |
| 02741.000186 | 63 | TELLER AVE | | URBANAK COMMERCIAL |
| 02741.000187 | 248 | TORONDA AVE | | BAXTER RESIDENCE |
| 02741.000188 | | TORONDA AVE REAR | | QUILL RESIDENCE |
| | | | | GIAMPE RESIDENCE |
| | | | | HACKER RESIDENCE |
| | | | | FROST RESIDENCE |
| | | | | TUCK INDUSTRIES |

City of Beacon

| USN NO..... | STREET NO.. | STREET NAME..... | LOC INFO..... | BUILDING NAME..... | DET.. NR #..... | SR DATE | NR DATE | NIIL DATE |
|--------------|-------------|------------------|---------------|--------------------|-----------------|---------|---------|-----------|
| 02741.000382 | 518 | WOLCOTT AVE | | | | | | |
| 02741.000126 | 259 | WOLCOTT AVE | | MORENO INSTITUTE | | | | |
| 02741.000127 | 339 | WOLCOTT AVE | | KELLY RESIDENCE | | | | |
| 02741.000381 | 534 | WOLCOTT AVE | | KUKA RESIDENCE | | | | |
| 02741.000130 | 457 | WOLCOTT AVE | | DELAHAY RESIDENCE | | | | |
| 02741.000198 | 508 | WOLCOTT ST | | BROWN RESIDENCE | | | | |
| 02741.000199 | 575 | WOLCOTT ST | | | | | | |

Report Date : May 1, 2003

State and National Register Listing

| NR Number | NR NAME | MCD NAME | SBHP REVIEW DATE | SBHP VOTE | SR LISTING DATE | NR LISTED DATE | NHL DATE |
|--------------|--|-------------|---------------------|--------------|--------------------|-------------------|-------------|
| 01NR01792 | National Biscuit Company Carton Making and Printing Plant | BEACON | 3/23/2001 | A | 1/21/2003 | | |
| 90NR00434 | Lower Main Street Historic District | BEACON | 9/28/1987 | A | 11/10/1987 | 1/7/1988 | |
| 90NR00435 | Eustatia | BEACON | 6/9/1978 | A | 6/23/1980 | 2/26/1979 | |
| 90NR00436 | Howland Library | BEACON | 2/9/1972 | A | 6/23/1980 | 5/7/1973 | |
| 90NR00437 | Reformed Dutch Church of Fishkill Landing | BEACON | 6/24/1988 | A | 7/26/1988 | 8/31/1988 | |
| 90NR00438 | Tioronda Bridge | BEACON | 9/16/1975 | A | 6/23/1980 | 10/8/1976 | |
| 90NR00439 | United States Post Office-Beacon | BEACON | | F | 11/17/1988 | 11/17/1988 | |
| 90NR00440 | Brett, Madam Catharyna, Homestead | BEACON | 9/16/1975 | A | 6/23/1980 | 12/12/1976 | |
| 90NR00441 | Mount Beacon Incline Railway and Power House | FISHKILL | 6/24/1982 | A | 9/30/1982 | 11/23/1982 | |
| 93NR00435 | Bogardus-Dewindt House | BEACON | 1/15/1993 | A | 2/23/1993 | 4/19/1993 | |
| 98NR01300 | Round House | BEACON | 12/5/1997 | A | | | |

City of Beacon Workshop Agenda
2/14/2017

Title:

Review of Resolution Calling for Accountability and Equity in School Funding

Subject:

Background:

ATTACHMENTS:

Description

Res. School Foundation Aid

Type

Resolution

CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ - 2017

**RESOLUTION OF THE CITY COUNCIL CALLING FOR ACCOUNTABILITY AND
EQUITY IN SCHOOL FUNDING**

WHEREAS, the City of Beacon is incorporated within the Beacon City School District and three of the four elementary schools, the middle school, and the high school of our small city school district reside within the City of Beacon; and

WHEREAS, the New York State Governor has proposed a 2017-2018 budget for the Beacon City School District to receive \$18,180,903 (vs. \$19,552,365) in Foundation Aid which still leaves our school district \$1,371,462 under the full-funding of Foundation Aid; and

WHEREAS, past state approved budgets have failed to fully fund the Foundation Aid to the Beacon City School District in 2015-16 (\$17,515,638 payable vs. \$21,309,752 full phase-in), 2014-15 (\$17,326,325 vs. \$21,830,752), 2013-14 (\$17,123,440 vs. \$21,919,694) 2012-13 (\$17,072,224 vs. \$22,350,310), 2011-12 (\$16,970,402 vs. \$22,582,032), 2010-11 (\$16,970,402 vs. \$21,224,422), and 2009-10 (\$16,970,402 vs. \$21,261,282); and

WHEREAS, we support the New York State Governor's exclusion of the Gap Elimination Adjustment (GEA) in his proposed budget which was enacted to help close New York's budget deficit which deducts from each school district's state aid allocation; and

WHEREAS, New York State has in the past used GEA to deduct state aid allocated to the Beacon City School District in 2015-16 (\$344,896), 2014-15 (\$1,961,156), 2013-14 (\$2,512,156), 2012-13 (\$3,500,759), 2011-12 (\$3,759,623), and 2010-11 (\$1,771,994); and

WHEREAS, in 2011, the New York State Governor and Legislature enacted a statewide property tax cap that established a formula under which school districts compute annually what they can raise in property taxes; and

WHEREAS, the State has shifted these costs to our residents; and

WHEREAS, the citizens of the City of Beacon vote on their school budgets every year in May; and

NOW, THEREFORE, BE IT RESOLVED, the City of Beacon supports restoring Foundation Aid to its full funding level for the Beacon City School District and opposes the application of GEA; and

BE IT FURTHER RESOLVED, that the Clerk of the City of Beacon shall send certified copies of this resolution to the Governor, the State Comptroller, Temporary President of the Senate, John J. Flanagan, Speaker of the Assembly, Carl E. Heastie, Chancellor, Betty A. Rosa, Commissioner, MaryEllen Elia, Deputy Commissioner, New York State Board of Regents, Senator Sue Serino, and Assemblyman Frank Skartados, and move its adoption.

City of Beacon Workshop Agenda
2/14/2017

Title:

Feb. 21 - Continuation of the Public Hearing regarding the Proposed Updates to the Comprehensive Plan and Zoning Ordinance

Subject:

Background:

City of Beacon Workshop Agenda
2/14/2017

Title:

Feb. 21 - Public Hearing on the Proposed Local Law to Amend Chapter 223 of the Code as it Relates to the Zoning Board of Appeals

Subject:

Background: