



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

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Anthony Ruggiero

City Council Workshop Agenda
January 27, 2020
7:00 PM

Workshop Agenda Items:

1. 3 Water Street Special Use Permit Application
2. City Council Meeting Dates 2020
3. Reappointment of Michael Deane to the Human Relations Commission
4. Development Forum Consultant
5. Extension of Water Moratorium
6. Main Street Access Initiative
7. Conservation Advisory Committee, Natural Resource Inventory Presentation, Green Beacon Initiative Proposal
8. Historic Preservation
9. Budget Amendments

Executive Session:

1. Disposition of Real Property
2. Contract Negotiations

City of Beacon Workshop Agenda
1/27/2020

Title:

3 Water Street Special Use Permit Application

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from the City of Beacon Planning Board	Cover Memo/Letter
3 Water Street Site Plan and Special Use Permit Application	Application
3 Water Street Site Plan Planning Board Submission	Plans
3 Water Street Existing Conditions Plan Planning Board Submission	Backup Material

BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508

Phone (845) 838-5002 Fax (845) 838-5026

John Gunn, Chairman

January 22, 2020

Mayor Kyriacou & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit – Accessory Apartment
3 Water Street
30-6054-38-170722-00

Applicant: POK Beacon, LLC – Peter O’Kennedy

Dear Mayor Kyriacou & Council Members:

At its January 14, 2020 meeting, the Planning Board reviewed a Special Use Permit application submitted by POK Beacon, LLC to construct a one-story accessory apartment and addition to an existing single-family house at 3 Water Street. The property is located in the R1-5 and CMS zoning districts. Site Plan Approval and Subdivision Approval (to consolidate two parcels into one lot) are needed from the Planning Board. The site was merged into one parcel with Dutchess County however, the building lots must be consolidated at the City level. The applications are a Type 2 action pursuant to SEQRA. Part of this action includes an offer by the applicant to dedicate to the City a small triangular area along Water Street that extends into the City’s right-of-way. A formal irrevocable offer of dedication will be submitted by the applicant including a metes and bounds description of the area offered for dedication and a proposed deed. While reviewing the Special Use Permit application, the Planning Board recommends the City Council opine whether it would be interested in accepting this area offered for dedication.

After careful consideration, Board members voted unanimously to issue a favorable recommendation and forward the application for a Special Use Permit for the accessory apartment to the City Council for consideration.

If you have any questions regarding the Planning Board’s action, please call me.

Yours truly,

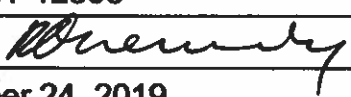


John Gunn, Chairman

APPLICATION FOR SPECIAL USE PERMIT

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: POK Beacon LLC
Address: 3 Water Street
Beacon, NY 12508
Signature: 
Date: October 24, 2019
Phone: 845-464-4935

(For Official Use Only)

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

10-29-19 EB

11-13-19

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 84 Mason Circle
Beacon, NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 3 Water Street
Tax Map Designation: Section 6054
Land Area: 0.54 acres

Block 38 Lot(s) 170722

Zoning District(s) R1-5 & CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Single Family Residential with a proposed accessory apartment

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing Single Family Residence Proposed Accessory apartment

TOTAL: 2

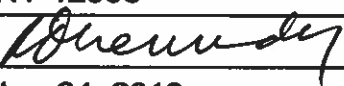
ITEMS TO ACCOMPANY THIS APPLICATION

- Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: POK Beacon LLC
Address: 3 Water Street
Beacon, NY 12508
Signature: 
Date: October 24, 2019
Phone: 845-464-4935

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

10-29-19 EL

11-13-19

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
Address: 84 Mason Circle
Beacon NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 3 Water Street
Tax Map Designation: Section 6054 Block 38 Lot(s) 170722
Land Area: 0.54 acres Zoning District(s) R1-5 & CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Single Family Residential with a proposed accessory apartment
Gross Non-Residential Floor Space: Existing 0 Proposed 0
TOTAL: 0
Dwelling Units (by type): Existing Single Family Residence Proposed Accessory apartment
TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

- a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: POK Beacon LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

3 Water St, Beacon, NY 12508

Applicant Address: 3 Water Street

Project Address: 3 Water Street

Project Tax Grid # 6054-38-170722

Type of Application Special Use Permit

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Peter O'Kennedy, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon
3. ALL tax payments due to the City of Beacon are current
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>



Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>POK</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>POK</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>POK</u>

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

Chairman, City Planning Board

Date

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: **3 Water Street Accessory Apartment**

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LEGAL DATA		
Name and address of the owner of record.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of the applicant (if other than the owner).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name and address of person, firm or organization preparing the plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approximate boundaries of any areas subject to flooding or stormwater overflows.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paved areas, sidewalks, and vehicular access between the site and public streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other existing development, including fences, retaining walls, landscaping, and screening.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sufficient description or information to define precisely the boundaries of the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The owners of all adjoining lands as shown on the latest tax records.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The locations, names, and existing widths of adjacent streets and curb lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed division of buildings into units of separate occupancy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, direction, power, and time of use for any proposed outdoor lighting.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location and plans for any outdoor signs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any contemplated public improvements on or adjoining the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations of all proposed principal or accessory structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed fences or retaining walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion and sedimentation control measures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
An indication of proposed hours of operation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The top edge of the paper has some faint, dark marks that appear to be staple indentations or punch holes. The overall appearance is that of a clean, unused piece of stationery or notebook paper.

Signature: W. W. W. W.

Date: _____, _____

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.**IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity POK BEACON LLC	Address of Entity 5 WATER ST, BEACON, NY 12508
Place where such business entity was created ALBANY, NY 12231	Official Registrar's or Clerk's office where the documents and papers creating entity were filed N.Y.S. DEPARTMENT OF STATE, DIVISION OF CORPORATION AND STATE RECORDS
Date such business entity or partnership was created 09/08/2006	Telephone Contact Information 845 464 4935

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
PETER O'KENNEDY	3 WATER ST BEACON, NY 12508	845 464 4935	OWNER

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
POK BEACON LLC	5 WATER ST BEACON NY 12509	845 464 4935	7/22/2015 FEE TITLE LLC	DUTCHESS COUNTY CLERK'S OFFICE

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐

YES

☒

NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name POK BEACON LLC	Address 5, WATER ST BEACON NY 12508
PETER DIKENNEDY	3, WATER ST, BEACON, NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☐

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☒

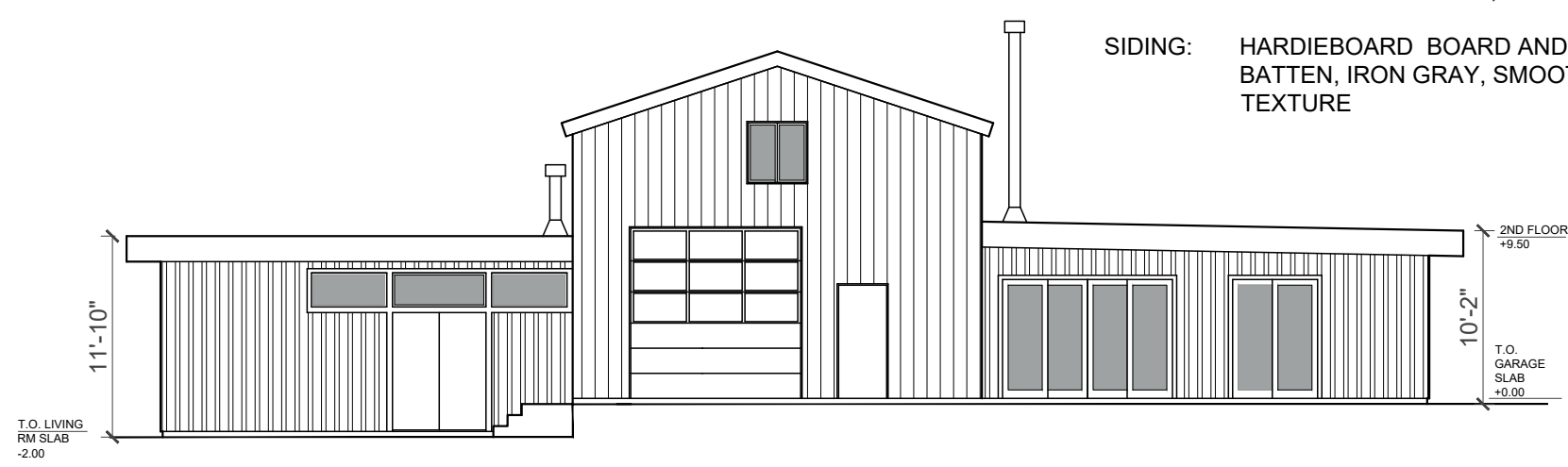
NO

I, PETER O'KENNEDY being first duly sworn, according to law, deposes and says that I am (Title) OWNER, an active and qualified member of the LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

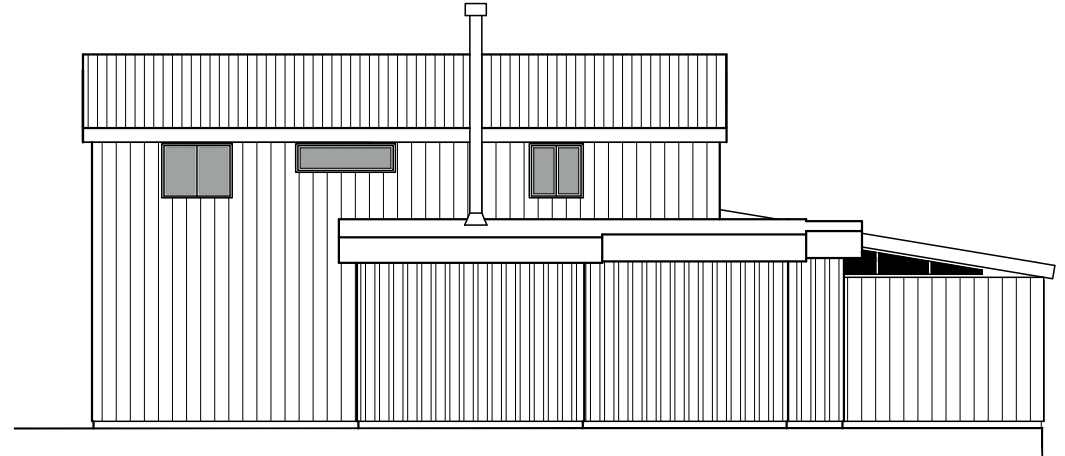
(Print) PETER O'KENNEDY

(Signature) *P. Kennedy*

WINDOWS: ANDERSEN A-SERIES, BLACK
DOORS: ANDERSEN A-SERIES, BLACK
SIDING: HARDIEBOARD BOARD AND
BATTEN, IRON GRAY, SMOOTH
TEXTURE



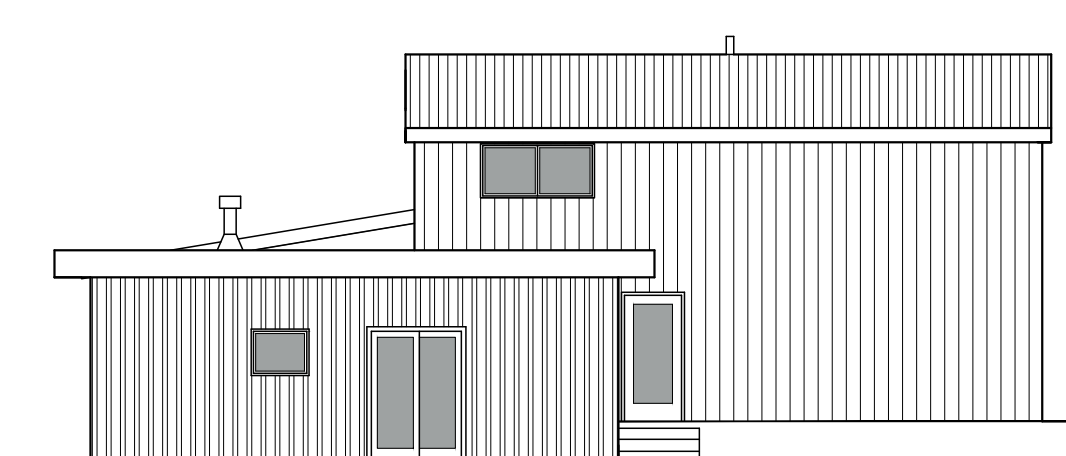
Scale: 3/32" = 1'-0"



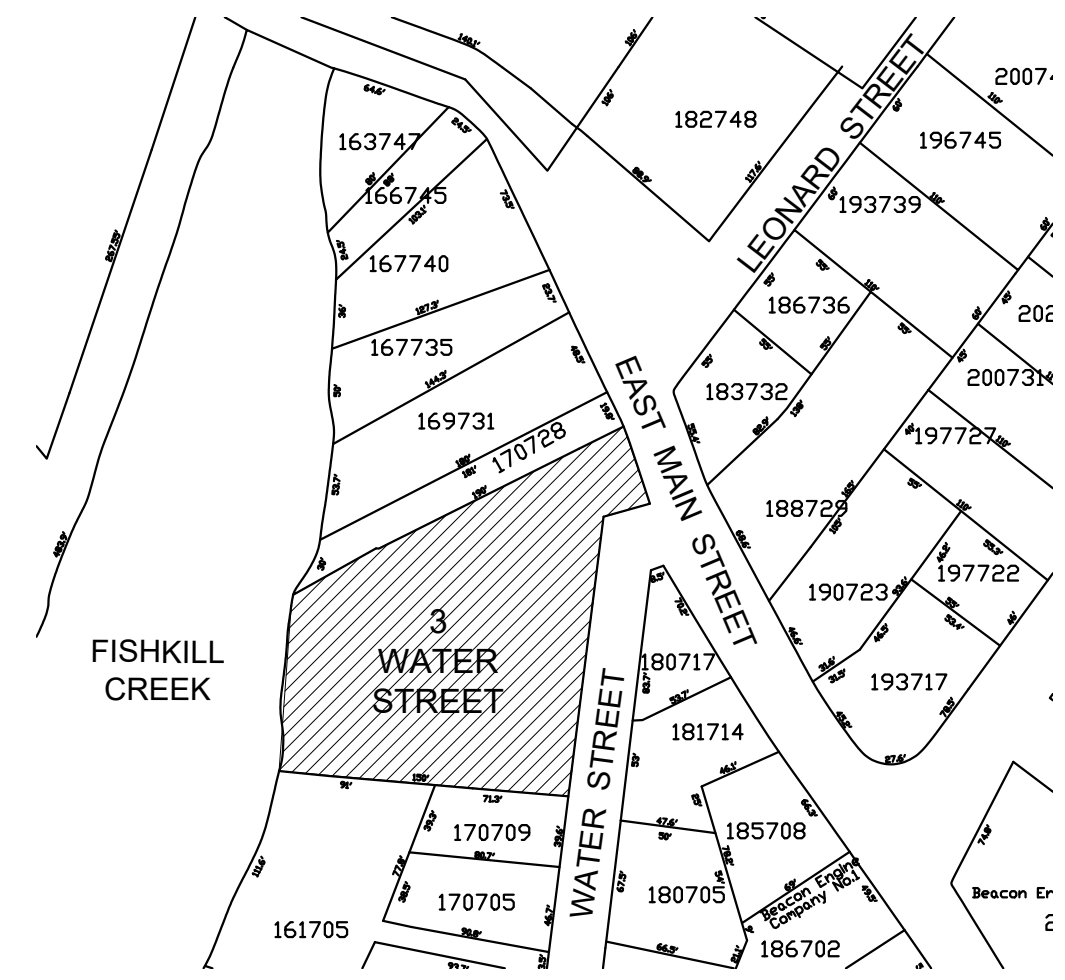
Scale: $\frac{3}{32}'' = 1'-0''$



Scale: 3/32" = 1'-0'



Scale: $3/32'' = 1'-0''$

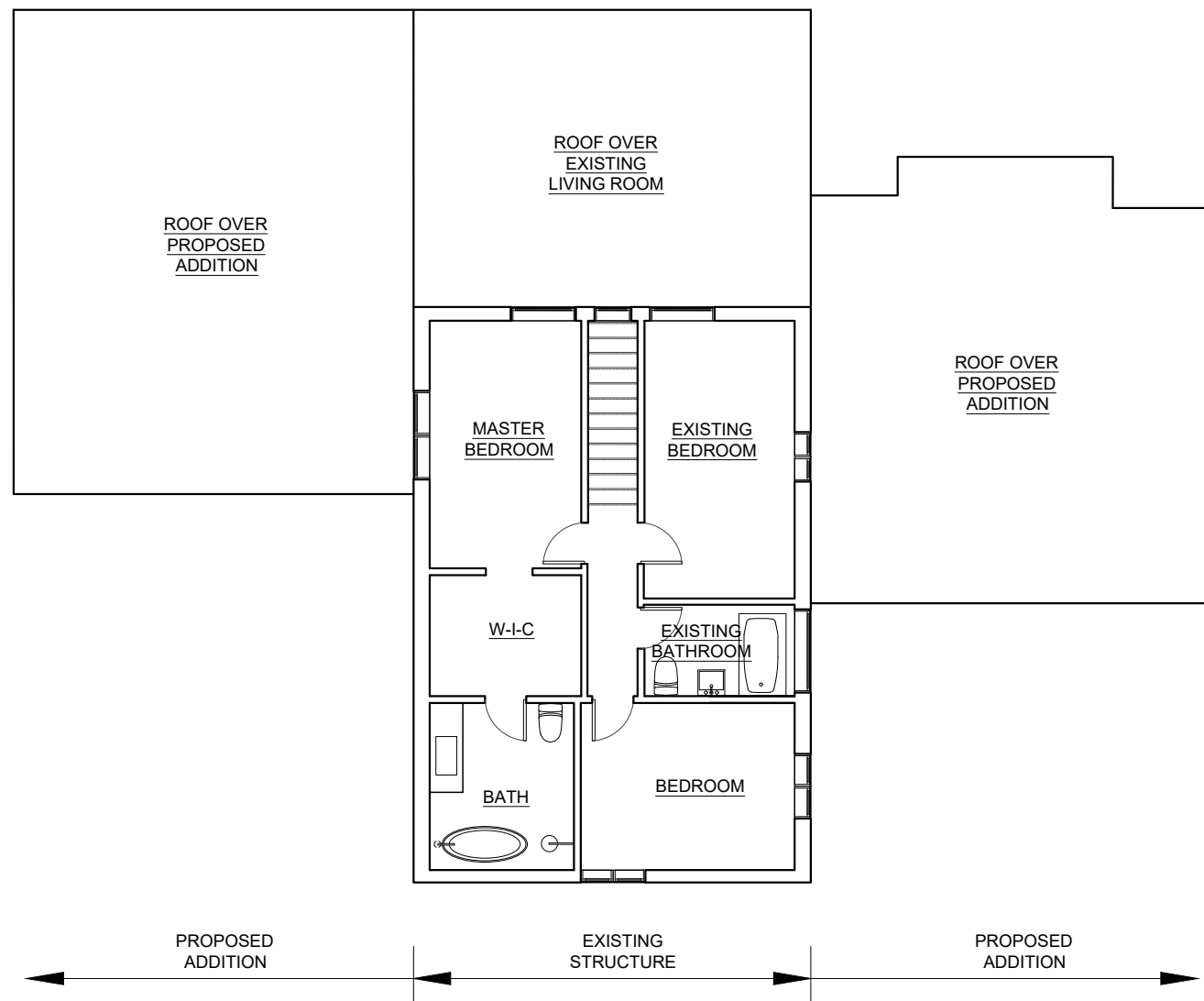


Not to Scale

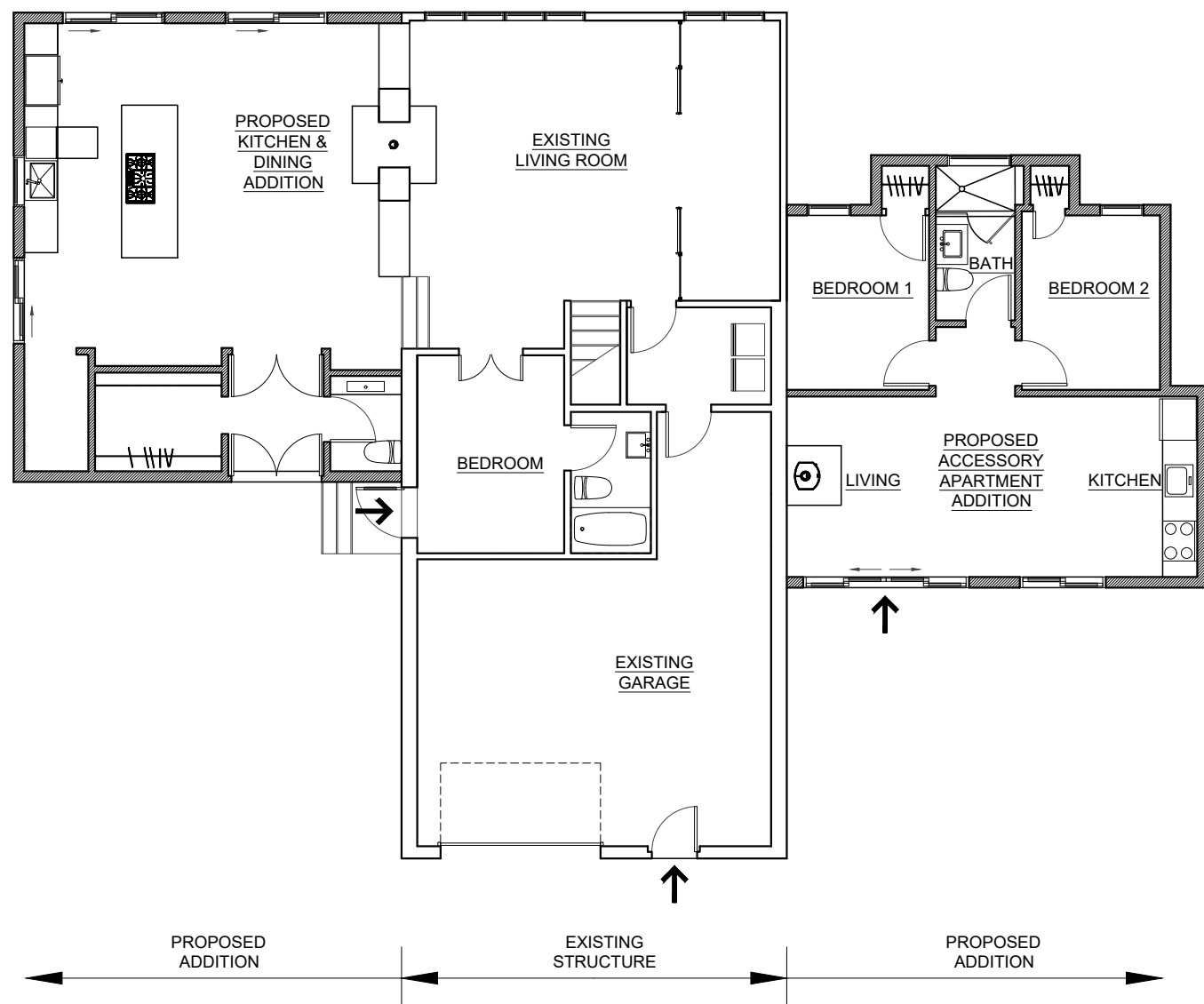


HAMPTON BAY
"1-LIGHT ZINC OUTDOOR WALL LANTERN" MODEL
HSP1691A - 60 W INCANDESCENT LAMP OR LED
EQUIVALENT - MAX COLOR TEMPERATURE SHALL
BE 2700K. SHIELD LIGHTS TO PREVENT LIGHT
SPILL ACROSS TO ADJACENT PROPERTIES OR
ABOVE THE HORIZONTAL PLANE INTO THE SKY

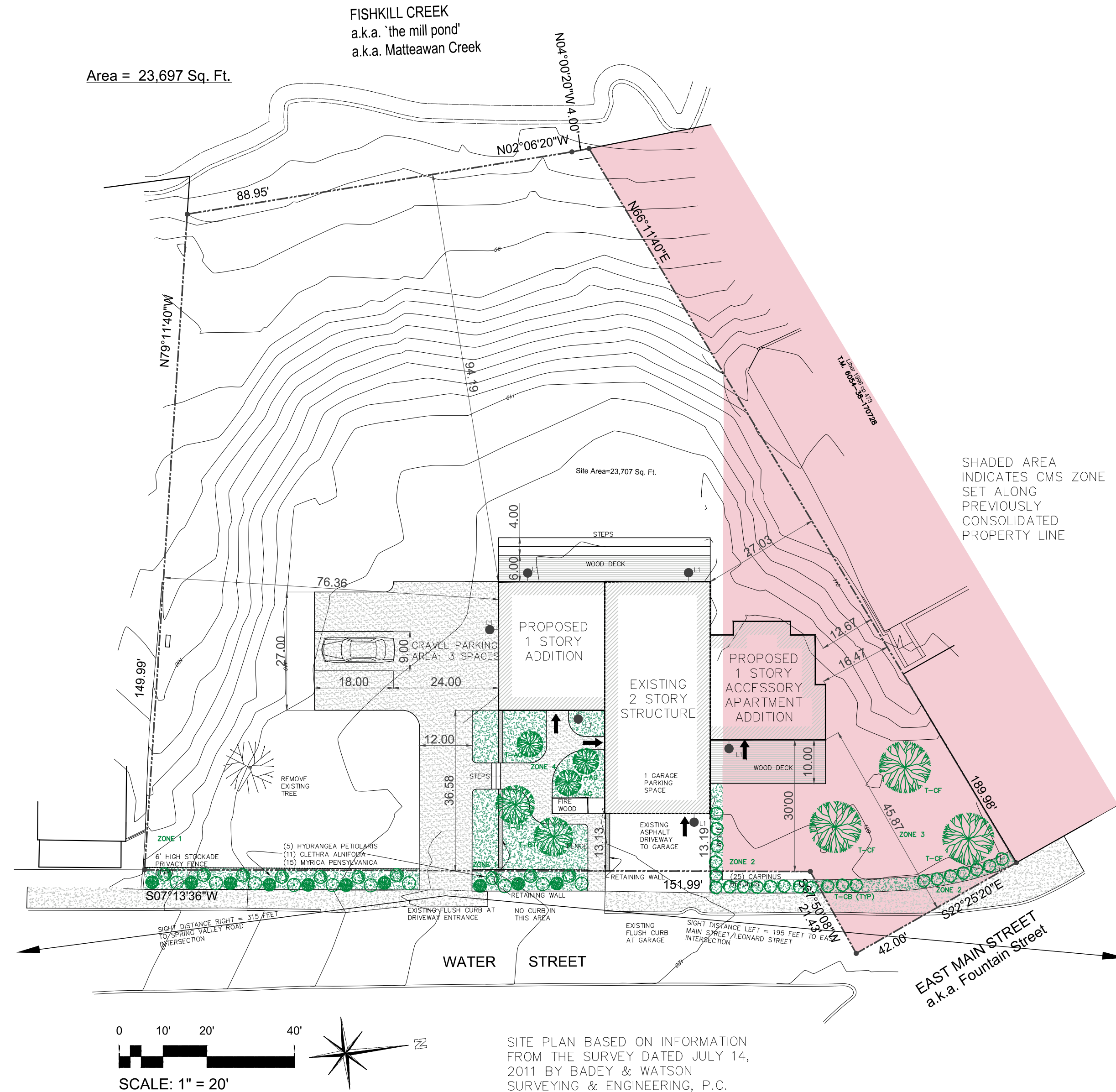
Bulk Regulations Table													
Zoning District	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Lot Area
	Front	Side	Rear	Front	Side	Rear							
R1-5 ONE FAMILY RESIDENCE	30'	10'	30'	13.1' Existing non-conforming	76.36'	94.19'	100'	149.69'	NA	2,056 SF	2-1/2 Story	2 Story	19,423 SF
CMS - CENTRAL MAIN STREET	0 Minimum, 10' Maximum	0	25'	40.76'	15.69'	NA	75'	130'	NA	573 SF	2 Story min.	1 Story	4,272 SF



Scale: 3/32" = 1'-0"



Scale: $3/32'' = 1'-0''$



Scale: 1" = 20'

Chairman, City Planning Board _____ Date _____
Approved by Resolution of the City Council of Beacon
on the _____ day of _____, 20____

City Clerk

Zoning Summary	
Zoning District:	R1-5 & CMS
Tax Map No.:	6054-38-10722
Lot Area:	0.54 acre
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residence
Proposed Use:	Owner-Occupied Single-Family Residence with Accessory Apartment

Parking & Loading

Notes:

1. The applicant merged the separate parcels to create one lot prior to the re-zoning of a portion of the lot to CMS.
2. It is understood that the City may also require the Applicant to submit a Subdivision application to merge the lots according to the City's specifications.
3. Per City of Beacon Zoning Section 223-24.1 Accessory Apartments:
 - a. The Accessory Apartment is connected to an owner occupied single family residence
 - b. The area of the accessory apartment is 590 SF (Maximum 650 SF for attached accessory apartments).
 - c. The accessory apartment constitutes 21% of the total square footage (2,792 SF). The maximum area for an Accessory Apartment shall not exceed 30% of the floor area of the residence in which it is located.
 - d. The exterior appearance maintains that of a single family residence.
 - e. The Accessory Apartment has 2 parking spaces assigned to it.

PLANT SCHEDULE 3 WATER ST BEACON						
QUANTITY		BOTANIC NAME	COMMON NAME	SIZE	PLANTING TIME	AREA
TREES						
3	T-AG	Amelanchier x grandiflora 'Autumn Brilliance'	apple serviceberry	2" cal	Spring Fall	Zone 4
	T-BT	<i>Betula nigra</i>	river birch	10'-12'	Spring Fall	zone 4
25	T-CB	<i>Carpinus betulus</i>	common hornbeam	10 gal	Spring Fall	Zone 2
3	T-CF	<i>Cornus florida</i>	flowering dogwood	2" cal	Spring Fall	Zone 3
SHRUBS						
11	S-CA	<i>Clethra alnifolia</i>	sweet pepperbush	7 gal	Spring Fall	Zone 1
15	S-MP	<i>Myrica pensylvanica</i>	bayberry	7 gal	Spring Fall	Zone 1
VINES						
5	V-HA	<i>Hydrangea anomala</i> subsp. petiolaris	climbing hydrangea	5 gal	Spring Fall	Zone 1

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12-31-19	REVISED PER PLANNING BOARD COMMENTS	AJS

Sheet 1 of 2	Site Plan, Floor Plans & Elevations
Sheet 2 of 2	Existing Conditions / Site Demolition Plan

Special Use Permit Application

Sheet 1 of 2 - Site Plan

3 Water Street Accessory Apartment

Season, New York
Scale: As Noted
October 29, 2019

Owner:
POK Beacon LLC
3 Water Street
Beacon, NY 12508

Architect:
Aryeh Siegel Architect
84 Mason Circle
Beacon, New York 12508

City of Beacon Workshop Agenda
1/27/2020

Title:

City Council Meeting Dates 2020

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from the City Administrator Regarding City Council Meeting Dates	Cover Memo/Letter



CITY OF BEACON New York

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

OFFICE OF CITY ADMINISTRATOR

845-838-5000

To: Mayor Kyriacou and City Council

From: Anthony J. Ruggiero, MPA, City Administrator

Date: January 27, 2020

Re: City Council Meeting Schedule

During the re-organizational meeting Workshop on January 3, it was discussed to look at having a couple of Workshop's and Council Meetings on Saturdays. Pursuant to this discussion, I have attached a draft calendar of Saturday morning meeting options for review and discussion for March and April. My thought was that every few months we could look at different Saturday morning meeting dates.

In addition, for your convenience, attached is the Beacon City School District Board of Education Meetings for 2019-2020 and the adopted Workshop and Council Meeting dates.

March 2020

March 2020							April 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7							
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 1	2 Council Meeting	3	4	5	6	7
8	9 Council Workshop	10	11	12	13	14
15	16 Council Meeting	17	18	19	20	21
22	23 Fourth Monday	24	25	26	27	28 Council Workshop
29	30	31	Apr 1	2	3	4

April 2020

April 2020							May 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 29	30	31	Apr 1	2	3	4
5	6 Council Meeting	7	8	9	10	11
12	13 Council Workshop	14	15	16	17	18
19	20	21	22	23	24	25 Council Meeting
26	27 Council Workshop	28	29	30	May 1	2

Beacon City School District Board of Education Meetings for 2019-2020
Beacon High School
101 Matteawan Road
Beacon, New York 12508

Meetings open at 7:00 P.M. unless otherwise noted

Monday	July 1, 2019	Organizational Meeting*
Monday	July 22, 2019	
Monday	August 12, 2019	
Monday	August 26, 2019	
Monday	September 9, 2019	
Monday	September 23, 2019	
Monday	October 7, 2019	
Monday	October 21, 2019	Board Recognition Night
Tuesday	November 12, 2019	
Monday	November 25, 2019	
Monday	December 9, 2019	
Monday	January 13, 2020	
Monday	January 27, 2020	
Monday	February 10, 2020	
Monday	February 24, 2020	
Monday	March 9, 2020	
Monday	March 23, 2020	
Tuesday	April 14, 2020	<u>Budget Presentation</u>
Tuesday	April 28, 2020	BOCES Budget Vote Beacon Budget Adoption
Monday	May 11, 2020	Budget Hearing
Tuesday	May 19, 2020	Canvass of Votes* 9:15 P.M.
Monday	June 8, 2020	
Monday	June 22, 2020	Tenure and Retiree Recognition

*no regular business

Adopted April 23, 2019
Revised June 3, 2019

City Council Meeting Dates – 2020

Held 1st and 3rd Monday of every month – except when holiday falls on Monday, then deferred to Tuesday

Public comment session begins at 7:00 p.m., meeting follows immediately thereafter

Municipal Center Courtroom (unless otherwise noted)

Monday, January 6, 2020

Tuesday, January 21, 2020 *(due to Martin Luther King Jr. holiday)*

Monday, February 3, 2020

Tuesday, February 18, 2020 *(due to President's Day – Washington's Birthday)*

Monday, March 2, 2020

Monday, March 16, 2020

Monday, April 6, 2020

Monday, April 20, 2020

Monday, May 4, 2020

Monday, May 18, 2020

Monday, June 1, 2020

Monday, June 15, 2020

Monday, July 6, 2020

Monday, July 20, 2020

Monday, August 3, 2020

Monday, August 17, 2020

Tuesday, September 8, 2020 *(due to Labor Day holiday)*

Monday, September 21, 2020

Monday, October 5, 2020

Monday, October 19, 2020

Monday, November 2, 2020

Monday, November 16, 2020

Monday, December 7, 2020

Monday, December 21, 2020

Council Workshop Meeting Dates – 2020

Held 2nd & last Monday of every month – except when holiday falls on Monday; then deferred to Tuesday.

Municipal Center Courtroom, 7:00 pm

Monday, January 13, 2020

Monday, January 27, 2020

Monday, February 10, 2020

Monday, February 24, 2020

Monday, March 9, 2020

Monday, March 30, 2020

Monday, April 13, 2020

Monday, April 27, 2020

Monday, May 11, 2020

Tuesday, May 26, 2020 *(due to Memorial Day holiday)*

Monday, June 8, 2020

Monday, June 29, 2020

Monday, July 13, 2020

Monday, July 27, 2020

Monday, August 10, 2020

Monday, August 31, 2020

Monday, September 14, 2020

Monday, September 28, 2020

Tuesday, October 13, 2020 *(due to Columbus Day holiday)*

Monday, October 26, 2020

Monday, November 9, 2020

Monday, November 30, 2020

Monday, December 14, 2020

City of Beacon Workshop Agenda
1/27/2020

Title:

Reappointment of Michael Deane to the Human Relations Commission

Subject:

Background:

City of Beacon Workshop Agenda
1/27/2020

Title:

Development Forum Consultant

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from David Church Regarding Facilitating Development Forums	Cover Memo/Letter

David E. Church, AICP
3540 State Route 52, Pine Bush, New York 12566
dchurch@hvc.rr.com / 845 702-0050

To: Anthony Ruggiero, Beacon City Administrator

From: David Church

Re: Community Forum Facilitation Proposal

Date: 1/22/20

Based on a request from the City of Beacon, and a meeting with City Mayor, City Administrator, and City Planning, I offer this letter proposal for professional planning and facilitation services in support of a series of community forums. My resume is attached.

The City proposes to conduct two (2) or more community forums to present, discuss and take comments on targeted City activities being considered related to land use policies, plans, and codes including zoning. The request is for professional services to assist City leadership and staff in the preparation and facilitation and analysis of outcomes from these forums.

Forums are currently proposed for February 20 and 29, 2020. Both dates are acceptable – and I am flexible on scheduling if needed.

The following is proposed:

Three (3) hours of meeting preparation @ \$125 / hour =	375.00
Three (3) hours each Forum, 2 Forums @ \$125 / hour =	750.00
Two (2) hours post Forum review and summary @ \$125 / hour	250.00
 TOTAL PROPOSAL	 \$1375.00

City of Beacon Workshop Agenda
1/27/2020

Title:

Extension of Water Moratorium

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum Regarding Water Supply Update	Cover Memo/Letter
Local Law Regarding Extension of Water Moratorium	Local Law



MEMORANDUM

TO: Anthony J. Ruggiero, M.P.A.
FROM: Thomas P. Cusack
SUBJECT: Water Supply Update
DATE: January 9, 2020

I Bottleneck

WSP completed a preliminary hydraulic modeling analysis of the raw water piping system from the Cargill Reservoir to the treatment plant. Generally speaking, the model indicated that the existing raw water transmission mains in the area of the “bottleneck” (area of Well 1 and Well 2) appear to be adequately sized and the transmission mains are not the limiting factor affecting the flow of raw water through the “bottleneck” area. The evaluation indicated that the well pumps in Well 1 and Well 2 are undersized with respect to their pressure capability. WSP is recommending both wells be converted from vertical turbine pumps to submersible well pumps.

II Well 2

WSP completed a flow test for the portion of the raw water main from the Cargill Reservoir to the treatment plant that included evaluating the flow conditions at Well 1 and Well 2. Based on the results of the flow test and the hydraulic model, WSP determined the design parameters to allow for specifying the proposed well pump for Well 2. The design parameters were provided to a pump vendor and a new well pump was selected for installation. WSP is in the process of preparing bid specifications for pump purchase and installation. Once the new pump is installed, the well will be pumped to waste to further develop the well and reduce the turbidity in the well to below the drinking water standard.

III Well 1

As part of conducting the flow test for Well 2, it was identified that the pump in Well 1 was underperforming. The existing pump is rated for a capacity of 800 gallons per minute; however, the maximum capacity observed during the flow test was 565 gallons per minute. To evaluate this pump, it will need to be pulled from the well and inspected. If possible and cost effective, the pump should be repaired. If repair of the pump cannot be technically or economically justified, it will need to be replaced. The flow test that was conducted will allow for determining the design parameters for Well 1 which will allow WSP to specify a new pump, if needed. Please note that the yield of Well 1 is 400 gallons per minute; therefore, the pump is significantly oversized with respect to pumping capacity.

IV Well 3

A third well was located by WSP at the well field in 2017. There were no records on this well. A T.V. camera inspection determined this 8-inch diameter well was 253 ft in depth. The City authorized an extended pumping test on Well 3 in October 2019 to determine the yield of the well and potential water quality issues (turbidity). The test determined a safe yield of 235 gpm. The discharge from the well



during the pump test was clear and the turbidity was below drinking water standards. WSP recommend deepening the well from 253 feet to 450 to 550 feet (similar to the depth of Wells 1 and 2) to hopefully encounter deepening water bearing fracture to increase the yield from 235 gpm to 400 gpm. We are preparing an NYSDEC wetland disturbance permit to allowing deepening of the well and connection of the well to the City water-supply system. This source is proposed to augment the City's existing water supply. Assuming a yield of 235 to 400 gpm for Well 3 this would provide surplus water of 338,400 gpd to 576,000 gpd. WSP feels the higher yield estimate can likely be achieved.

nv

H:\Beacon, City\2020\City Council Update.docx

LOCAL LAW NO. ____ OF 2020

**CITY COUNCIL
CITY OF BEACON**

**LOCAL LAW REGARDING
EXTENSION OF A MORATORIUM**

A LOCAL LAW to
extend for three (3)
months the
Moratorium imposed
by Local Law 6 of
2019.

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

SECTION 1. TITLE

This local law shall be entitled, “A Local Law, pursuant to Municipal Home Rule Law § 10, extending the Moratorium imposed by Local Law 6 of 2019 of the City of Beacon with respect to land use approvals to review certain special use, site plan, and subdivision applications involving residential, commercial and mixed use developments within the City of Beacon, by means of amending Chapter 223, Zoning, of the Code of the City of Beacon.”

SECTION 2. LEGISLATIVE INTENT AND PURPOSE

Pursuant to the statutory powers vested in the City of Beacon to regulate and control land use and to protect the health, safety and welfare of its residents, it is the intent of the City Council to extend for an additional three (3) months the Moratorium contained in Local Law 6 of 2019 previously adopted by the City Council on September 3, 2019, and filed with the Secretary of State on September 16, 2019, with respect to the review and approval of certain special use, site plan, and subdivision applications involving residential, commercial and mixed use developments within the City of Beacon, by means of amending Chapter 223, Zoning, of the Code of the City of Beacon. The Moratorium contained in Local Law 6 of 2019 is set to expire on March 3, 2020, unless otherwise extended.

In February 2019, Well #2 was taken off line because tests of the well showed high turbidity from silting. WSP examined Well #2 and determined that the excessive silting was entering

the well from a fracture about 240 feet down. Well #2 has remained off line while the City developed a mitigation plan to restore the well.

WSP performed a Water Supply Adequacy review with Well #2 out of service, incorporating and assessing the water needs of existing developments, and projects in the process of being built, recently approved and pending before the Planning Board. WSP's review concluded that there is an adequate supply of water and an approximate surplus of 170,000 gpd (gallons per day).

The City has developed a course of action to correct the silting and bring Well #2 back on line. The City is concerned that approving new development proposals while repairs are being made to Well #2 would be imprudent and it would not be fair to applicants to entertain new applications during this time of uncertainty because the success of the repairs to Well #2 will be unknown until the work is completed and evaluated.

It is the purpose of this Local Law to establish a temporary moratorium on residential and commercial development in order to protect the City and its residents, businesses and visitors from the potential impacts of new development on the City's water supply given the condition of Well #2. Imposition of this moratorium will allow the City additional time to repair Well #2 and regulate residential and commercial development within the City of Beacon to further protect the City's water supply.

Since the adoption of Local Law 6 of 2019 on September 3, 2019, the following actions have been taken:

1. WSP completed a flow test for the portion of the raw water main from the Cargill Reservoir to the treatment plant that included evaluating the flow conditions at Well 1 and Well 2. Based on the results of the flow test and the hydraulic model, WSP determined the design parameters to allow for specifying the proposed well pump for Well 2.
2. The design parameters were provided to a pump vendor and a new well pump was selected for installation. WSP is in the process of preparing bid specifications for pump purchase and installation. Once the new pump is installed, the well will be pumped to waste to further develop the well and reduce the turbidity in the well to below the drinking water standard.

WSP requires additional time to repair Well #2. The City believes, based upon progress to date, that the repairs will be completed within three (3) months. Therefore, extending the existing Moratorium for another three (3) months is reasonable and necessary.

SECTION 3. MORATORIUM

1. Effective immediately and continuing for a period of three (3) months following the date on which this Local Law is adopted by the City Council, and subject to

paragraph 2 below, no application for a building permit (other than a building permit for a project previously approved by a land use board), area variance, use variance, special use permit, site plan approval, or subdivision approval will be processed by the Building Department, or City Council, Planning Board or Zoning Board of Appeals (“Land Use Boards”), and no permit or approval will be issued by the Building Department or any Land Use Board for the modification, expansion or establishment of residential, commercial or mixed use developments within the City until this ordinance has expired as set forth in paragraph 3 below or has been repealed according to applicable law.

2. All applications for building permits, use variance, area variance, special use permit, site plan approval and subdivision approval submitted to the City on or before June 11, 2019, or pending before the Building Department or Land Use Board on or before June 11, 2019 are exempt from this moratorium. Any application submitted after June 11, 2019 may be heard and reviewed by any Land Use Board, but may not be subject to a vote and any application that was submitted to any Land Use Board after June 11, 2019 and received a vote, may not receive a Building Permit. The Land Use Board may hold public hearings and discuss the application, but the Land Use Board may not formally approve or deny such application. Any building permit application for a single family home and any application seeking a modification or extension of an existing approval that does not increase the density (by unit or bedroom count) shall be exempt from this moratorium and any residential application that would result in an increase in water usage of less than 330 gallons of water per day, as determined by the City Building Inspector, is exempt from this moratorium. Any non-residential application that would result in an increase in water usage of less than 2,000 gallons per day, as determined by the City Building Inspector, is exempt from this moratorium. In addition, this moratorium shall not apply to the reuse of any existing non-residential building for industrial or manufacturing uses, as determined by the Building Inspector, where such use does not increase the existing building footprint or otherwise increase the building square footage.
3. This moratorium shall automatically expire thirty (30) days after the City Administrator’s receipt of a report from the City’s Water Consultant that (i) confirms Well 2 has been repaired; (ii) states the gallons per minute being pumped from Well 2; (iii) confirms the total capacity available to the City from all water production; (iv) advises if any of the Conclusions in its March 2018 Comprehensive Water Supply Plan are affected by the new yield from Well 2 (if less than previously studied); and (v) confirms the City of Beacon has sufficient safe yield from the sources of supply to meet the current and projected Long Term Build-Out demand as detailed in the March 2018 Comprehensive Water Supply Plan. Should the repairs not be completed or the above referenced report not meet the criteria detailed above, the City Council may extend the moratorium, after following the procedure to adopt a Local Law, for a period of time as the City Council, in its sole discretion, deem necessary.

SECTION 4. ADMINISTRATIVE RELIEF FROM MORATORIUM

4. In order to prevent an unlawful taking of property and to prevent irreparable harm, the City Council is authorized to grant limited relief from this moratorium pursuant to the standards and requirements herein. An applicant seeking such relief shall be required to show by clear and convincing evidence, including credible dollars and cents proof, that the applicant cannot make any reasonable use of its property due solely to the moratorium; that the moratorium prohibits fulfillment of the applicant's reasonable investment-backed expectations; that the moratorium causes irreparable injury to the applicant; and that it would be unreasonable and unjust not to grant relief from the moratorium.
5. An application may be made in writing to the City Council requesting an exemption from the provisions herein. After due notice and a public hearing on such application, the City Council may grant an exemption with such conditions as it may deem reasonable and necessary, provided such exemption is the minimum relief necessary.
6. All such applications to the City Council shall be deemed Unlisted actions under SEQRA. In the event relief from the moratorium is granted by the City Council, the applicant shall proceed to the City's Land Use Boards to apply for required development approvals. Notwithstanding any relief granted pursuant to this section, a development approval shall not be granted unless the approved application complies with all zoning and all other requirements in effect on the date of approval.
7. The applicant or any other person aggrieved by a decision of the City Council made pursuant to this section may apply to the state supreme court pursuant to article seventy-eight of the civil practice laws and rules.

SECTION 5. CONFLICTING LAWS SUPERSEDED

All local laws, ordinances, or parts of local laws and ordinances, of the City of Beacon that are in conflict with the provisions of this Local Law are hereby suspended to the extent necessary to give this Local Law full force and effect during the effective period of the moratorium. Pursuant to Municipal Home Rule Law Section 10, this Local Law shall supersede any inconsistent provisions of New York State General City Law for the entire duration of this moratorium, including any extension thereof.

SECTION 6. SEPARABILITY

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 7. EFFECTIVE DATE

This Local Law shall take effect immediately upon adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.

City of Beacon Workshop Agenda
1/27/2020

Title:

Main Street Access Initiative

Subject:

Background:

ATTACHMENTS:

Description	Type
Main Street Access Initiative Press Release from Mayor Kyriacou	Cover Memo/Letter



CITY OF BEACON

New York

Lee Kyriacou, Mayor

OFFICE OF THE MAYOR

845-838-5011

MAYOR KYRIACOU ANNOUNCES MAIN STREET ACCESS INITIATIVE, WITH CITIZEN COMMITTEE TO TACKLE PARKING, TRAFFIC, TRANSIT AND PEDESTRIAN ISSUES

Beacon, NY: At the second official meeting of the 2020 Beacon City Council on January 21, Mayor Lee Kyriacou announced a Main Street Access Initiative to improve and plan for parking, traffic, transit and pedestrian issues – beginning with the formation of a special committee of Beacon residents and Main Street businesses.

In announcing the Main Street Access Initiative, Mayor Kyriacou noted, “The City has not kept pace with development in terms of planning for and providing Main Street parking, traffic management and pedestrian access. We must quickly make some basic improvements in Main Street access, while laying out plans for longer term capital investments. I will work closely with the City Council to establish, set goals for and provide resources for this initiative.”

Kyriacou outlined the basic components that he wants to see in the Main Street Access Initiative:

Main Street Access Committee: With City Council input and oversight, the Mayor will create an *ad hoc* committee, appoint members and a chair, establish specific objectives and timing, and provide needed planning resources.

Overall Goal: The Committee is to develop a holistic action plan for sustainable Main Street parking, traffic, public transit and pedestrian use – both short-term improvements (e.g., large blue “P” parking signs, modified striping to create extra parking spaces) and a long-term plan for appropriate infrastructure investment and funding (e.g., parking facilities, transit options).

Long-Term Plan: The Committee’s long-term view should look at access in a comprehensive fashion over at least a 10-year horizon. Current and projected parking needs should be considered block-by-block, with a focus on at least some parking for each side of each block of Main Street. Traffic and parking plans should take into account changing patterns of private vehicle use, as well as public transit, pedestrian and non-vehicular access.

Funding: Plans at a high level must consider funding mechanisms – other than property tax increases – for proposed capital investment in parking or other infrastructure. Funding discussions should look at grants, contributions from Main Street buildings that lack sufficient parking, monthly user fees for resident parking stickers, allocation of a portion of existing higher tax rates paid by commercial properties, and other concepts.

The Mayor said, “Our Main Street is the heart of Beacon. Improving access is critical to Main Street’s ability to handle more people living nearby, which itself is critical to Main Street’s

viability. We need to deal with access holistically and for the long term. I trust our community will come together to help build a better, vibrant and sustainable Main Street.”

The next step will be discussions by the City Council of the proposed Main Street Access Initiative at the next workshop in January.

About the City of Beacon:

Beacon, New York is located on the eastern shore of the Hudson River 60 miles north of New York City, with a population of 15,000. Originally a Native American settlement, the area was purchased from the Wappinger Tribe in 1683 and settled by Dutch and other Europeans, leading to the riverfront community of Fishkill Landing on the Hudson, and the mill community of Matteawan on Fishkill Creek. The two communities were incorporated together as the City of Beacon in 1913, named for the Revolutionary War signal fires on Mount Beacon. Beacon thrived as a 19th and 20th Century factory city, but as factories closed after WWII and the local economy declined, the city went through a period of hard times. Today, Beacon has successfully reinvented itself as a 21st Century river community centered around tourism, the arts and access to the scenic Hudson River heritage area. A diverse and thriving small city, it is now home to DIA:Beacon (one of the largest exhibition spaces in the country for modern and contemporary art), a network of Hudson River parks connecting to Fishkill Creek and Mount Beacon trails, and a vibrant historic Main Street of art galleries, shops, cultural venues and restaurants.

City of Beacon Workshop Agenda
1/27/2020

Title:

Conservation Advisory Committee, Natural Resource Inventory Presentation, Green Beacon Initiative Proposal

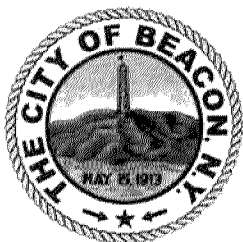
Subject:

Background:

ATTACHMENTS:

Description	Type
Conservation Advisory Committee Application	Application
Natural Resource Inventory Presentation to City Council	Presentation
Natural Resource Inventory	Backup Material
Green Beacon Initiative Summary	Backup Material

Committee Application



Submit Forms:
One Municipal Plaza, Suite One
Beacon, NY 12508

Phone: (845) 838-5010
FAX: (845) 838-5012
Email: cityofbeacon@cityofbeacon.org

Name	<input type="text" value="Faye Leone"/>
Address	<input type="text" value="[REDACTED]"/>
Phone Number	<input type="text" value="[REDACTED]"/>
Alternate Phone	<input type="text"/>
Email Address	<input type="text" value="fayeleo@gmail.com"/>
Committee You are Interested In	<input type="checkbox"/> Board of Assessment Review <input type="checkbox"/> Board of Ethics <input checked="" type="checkbox"/> Conservation Advisory Committee <input type="checkbox"/> Emergency Management Committee <input type="checkbox"/> Human Relations Commission <input type="checkbox"/> Planning Board <input type="checkbox"/> Recreation Committee <input type="checkbox"/> Traffic Safety Committee <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Any of the above <input type="checkbox"/> Other <input type="text"/>
Available number of Hours per week (for Committee work)	<input type="text" value="2"/>
Occupation	<input type="text" value="Editor, writer"/>
Employer	<input type="text" value="International Institute for Sustainable Development"/>
Work Address	<input type="text" value="Winnipeg, Canada"/>
Work Phone	<input type="text" value="[REDACTED]"/>

Education

- ☐ Some High School
☐ High School Diploma
☐ Some College
☐ Associates Degree
☐ Bachelor's Degree
☒ Master's Degree
☐ Doctorate Degree

Interest & Skills

Climate action, waste reduction/circular economy, green building, business leadership for sustainability, social justice, cities as global leaders

**Areas of Expertise
(business & civic)**

Beacon City schools (Sustainability Committee member, Sargent PTO secretary), copy editing, blog websites

Reference

Reference Name

Address

Phone

Email Address

Relationship

Applicant Signature: **Faye Leone**

Digitally signed by Faye Leone
Date: 2019.10.22 14:58:20 -04'00'

Date: **Oct. 22, 2019**

City of Beacon

Natural Resources Inventory



Photo Credit: Dennis O'Brien

**Prepared by the City of Beacon Conservation Advisory Committee
and Natural Resources Inventory Committee**

January 2020

The Beacon NRI was developed with funding from the Environmental Protection Fund through the New York State Department of Environmental Conservation Hudson River Estuary Program and a partnership with Cornell University.

- What is an NRI?
- How did Beacon's come about?
- What was our process and methodology?



NRI Overview

- How is the NRI organized?

- Maps & Interpretations

- What makes Beacon's unique?

- Urban environment
- History & The Seegers
- Scenic, Cultural, and Recreational Resources

Other Resources Addressed:

- Geology
- Water (streams, watersheds, wetlands, stormwater, etc.)
- Biodiversity (wildlife habitat, forests and street trees, plants and animals)
- Land Cover and Greenspaces
- Current and Future Challenges: Population Growth, Flooding, Climate Change

Sample Section

5.2 Forests and Street Trees

Why This is Relevant to Beacon

Forests provide wildlife habitat, water filtration, and climate moderation. While large forests provide more ecosystem services and higher quality habitat, small patches of forest also have value. They can also provide habitat and contribute to a better quality of life in residential areas. Even single street trees help moderate temperature and intercept stormwater.

Along streams, networks of forest patches create riparian corridors that help maintain water quality and provide habitat for aquatic as well as terrestrial wildlife.

The large forested slopes of Mount Beacon are identified in the Beacon Comprehensive Plan as a “rare asset of the city” to be protected due to their tourism and recreational values.

What This Map Shows

The southeastern border of Beacon contains the edge of a “regionally-significant” forest block (10,000+ acres). It includes forest communities such as Appalachian oak-hickory forest and oak-tulip tree forest. It covers Mount Beacon and extends beyond the city limits along Scofield Ridge and Breakneck Ridge toward the Hudson River and Cold Spring. It is part of a larger complex of Hudson Highlands forests that form a connected corridor of habitat used by breeding and migratory birds, resident amphibians and reptiles, and rare plants and communities (Penhollow et al. 2006). The forest complex has been recognized as a Significant Biodiversity Area by the Hudson River Estuary Program (Penhollow et al. 2006) and an Important Bird Area by the Audubon Society. Its proximity to Beacon provides benefits to residents, including clean air and water, scenery, and recreational opportunities that also attract visitors and tourism.

Smaller, isolated patches of forest are interspersed within the developed parts of Beacon. A notable example is the “stepping stone” forest block at the mouth of Fishkill Creek that extends in a narrow band to the northeast along the creek and further south along the Hudson River. While relatively small, this patch helps to create streamside habitat, protect water

quality, and mitigate the impacts of flooding along Fishkill Creek and the Hudson River.

Additionally, there are small wooded areas that contain forested wetlands as well as individual street trees, primarily along Main Street.

Implications for Decision-making

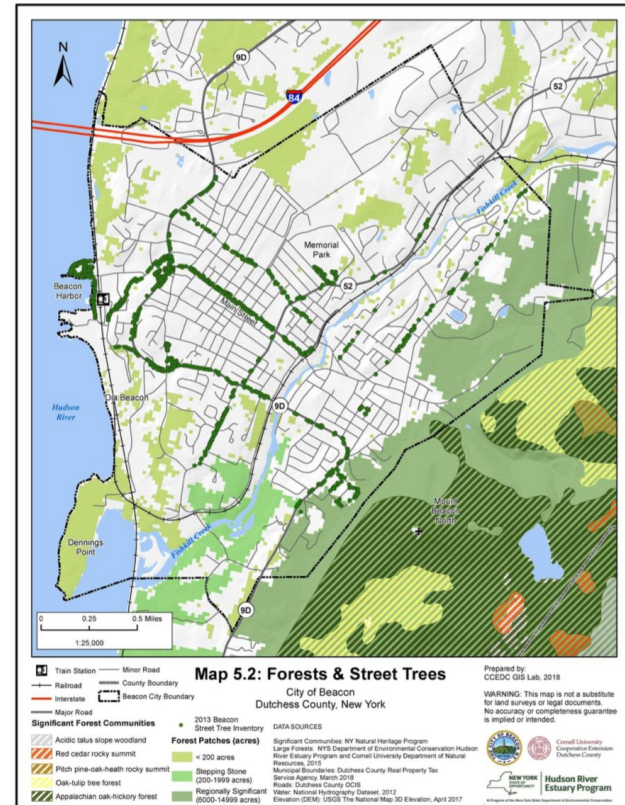
The Forests and Street Trees map, along with the Wildlife Habitat Index Map, can be used in concert with other NRI information to consider conservation and restoration opportunities in the city. Larger, intact wooded areas will benefit from conservation efforts that prevent further fragmentation. Streamsides and neighborhoods where there is limited canopy may present restoration opportunities that will improve quality of life for residents and improve stream habitat and water quality.

To protect forests:

- Keep large forests and mature forests intact and unfragmented;
- Minimize construction of new roads, houses, and other forms of development in forests, especially in large or mature forests;
- Concentrate any new development near existing developed areas;
- Maintain intact habitats between forest patches to allow for migration and dispersal of plants and animals;
- Avoid tree cutting on steep slopes, and leave tree crowns in the woods to conserve soil fertility and increase habitat diversity;
- Minimize gap size and road construction to prevent the establishment of non-native species (e.g., tree-of-heaven);
- Minimize off-road vehicle use, which damages vegetation, compacts soil and disturbs wildlife; and
- Update the 2013 Street Tree Inventory, and expand the planting of street trees for beautification, stormwater absorption, and temperature moderation.

This information largely comes from L. Heady Beacon Biodiversity Memo, Hudson River Estuary Program, and Hudsonia. For more information on these topics, see the References section.

Map 5.2 Forests and Street Trees



Next Steps

- CAC welcomes feedback and is here to answer questions
- Adopting the NRI
- Example resolutions and local laws of adoption
- What's next

THANK YOU!

City of Beacon Natural Resources Inventory



Photo Credit: Dennis O'Brien

**Prepared by the City of Beacon Conservation Advisory Committee
and Natural Resources Inventory Committee**

January 2020

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1.0 Introduction

This Natural Resources Inventory (NRI) is an inventory and assessment of the current state of nature in Beacon, New York, a small city on the Hudson River. The NRI covers a wide range of resources, from soil types to endangered species to recreational features. It is based on existing data and did not involve new studies.

What the NRI Shows

Each section of the NRI focuses on a different natural element in Beacon (e.g., water resources or habitat/biodiversity). To help this be a useful tool, the term “natural resources” is used very broadly, including the living things and naturally occurring materials in the environment, as well as scenic and cultural resources, the history of human impacts, and current and future challenges.

The NRI is divided into sections that represent a natural resource. Each section consists of: a map accompanied by text that interprets the map; provides additional information on that element of our environment; and explains why the natural resource is relevant to Beacon with implications for decision-making.

Beacon is a city rich with natural beauty and resources that have fostered a strong sense of place in its residents and enabled its community to prosper. Beacon is situated in a unique environment of urban human development with pockets of open, green spaces packed between the slopes of Mount Beacon and the Hudson River, with the rushing Fishkill Creek flowing through the heart of the city. While geographically small (4.7 square miles), Beacon is environmentally complex, with many distinct areas, habitats, features, and considerations.

Historically, Beacon’s natural bounty helped the native Wappinger tribe to thrive by hunting and fishing these lands. Dutch and English colonists utilized the Fishkill Creek’s power for milling their grain and lumber harvests. Decades of heavy industry, now mostly gone, left its architectural mark on the city with brick factory buildings and workers’ homes.

Today, tourists flock to enjoy the views of the mountain, quiet sunsets from the riverbank, and Beacon’s rich cultural offerings. Diverse bird and fish populations still migrate through each year, and mammals as large as bears make use of the southeastern edge of the city - one of the few

remaining greenways connecting the Hudson Highland mountains to the Hudson River.

How to Use the NRI for Decision-making

The NRI can be used by Beacon municipal officials, the planning board, zoning board of appeals, the conservation advisory committee, community groups, non-profit organizations, recreational groups, residents, and others to help assess the environmental impacts of proposed activities and development plans; to assist in completing environmental assessment forms; to guide the development of city policies and ordinances; to guide future comprehensive and land use plans; and to identify areas for natural resource conservation, management, and stewardship.

The NRI can be useful for those in Beacon’s community who are interested in local nature or whose work intersects with environmental needs. The NRI can be a reference, conversation-starter, and tool to guide decisions for protecting and enjoying the natural elements of Beacon. A better understanding of Beacon’s natural resources will enable the community to protect and conserve them for current and future generations.

The maps and data in the NRI should not substitute for site-specific studies. Municipal-level or parcel-level issues may need to be examined on a site-specific basis.

Implications for Decision-Making

The NRI resulted in these high-level recommendations:

- Consider climate change mitigation and adaptation in decision-making;
- Engage Beacon residents in the stewardship of its natural resources; and
- Consider the impact of development on Beacon’s natural resources.

More in-depth recommendations can be found in Section 9.0: Implications of the NRI for Local Decision-making.

More Information & Sources

Please see the References section at the end of the document, which includes sources used to create each map and text, as well as useful documents, data sets, websites, and organizations.

1.1 Base Map

Why This is Relevant to Beacon

Beacon covers approximately 4.7 square miles, and includes approximately 4.3 miles of Hudson River shoreline. The land slopes from east to west, down from the mountainous Fishkill Ridge to the Hudson River. Fishkill Creek is the most significant water feature in the city after the Hudson, flowing toward the southwest through the center of the city over many waterfalls and dams, and entering the Hudson River via a natural bay south of Dennings Point.

Beacon has a variety of habitats, including forests and wetlands, and residential neighborhoods and yards, the riverfront, fields, and more all thrive within the city of Beacon. Some areas are maintained (e.g., mowed parks) while others are left in their more natural state.

Beacon is most densely developed along Main Street. The thoroughfare runs from the bluff over the river's harbor and the Metro-North Train Station southeast across Fishkill Creek to the foot of the mountains. Main Street is one mile long and features dozens of shops, restaurants, and other services. Development density generally decreases the further you get from Main Street, and the municipalities surrounding Beacon are not as densely populated as the city itself.

Beacon's built environment and population has remained fairly unchanged since 1950, with the population decreasing slightly between 1960 and 1990. According to the 2012 revision to the 2010 United States Census, the population of Beacon was 14,599 with a population density of 3,106 people per square mile. Recent and proposed residential development suggest there will soon be an uptick in population growth.

Other visible features are the Fishkill Correctional Facility, a New York State Prison with approximately 1,650 inmates, located in the northeast; and the shoreline of the Hudson River, which is completely undeveloped but includes the railroad tracks used by Metro-North and Amtrak.

What This Map Shows

Map 1.1 is an aerial image from 2016 that depicts the context of the natural resources of Beacon, New York. All other maps in the NRI are based on this and similar aerial images, combined with factual information gathered from hundreds of sources ranging from property records to water tests.

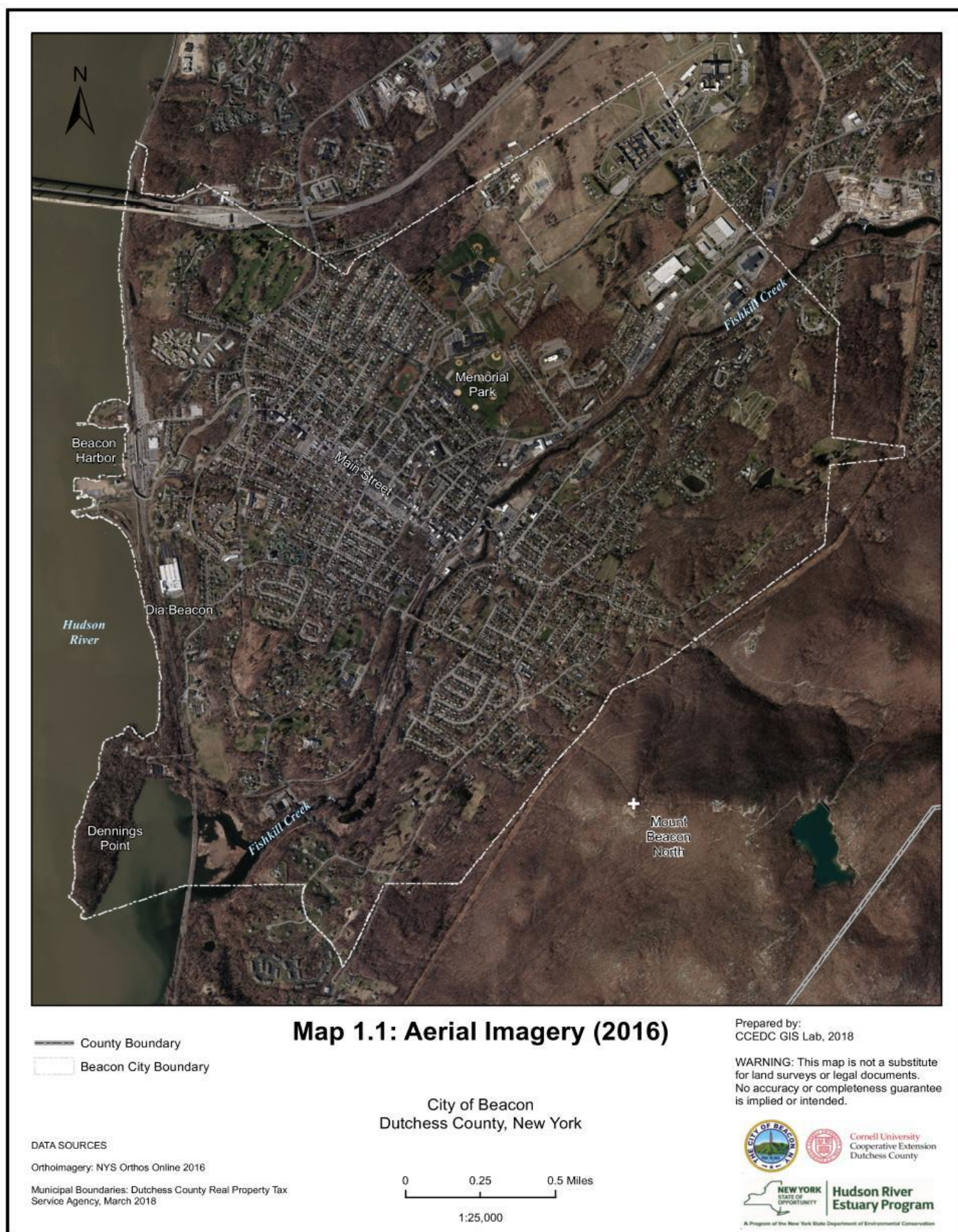
The Base Map serves as the basis for all maps in the NRI. It highlights the following unique natural and cultural landmarks, which can be used for orientation on subsequent maps:

- Beacon Harbor
- The Hudson River
- Dennings Point
- Dia: Beacon
- Memorial Park
- Fishkill Creek
- Mount Beacon



Main Street and surrounding neighborhoods, looking west to the Hudson River. Photo by Scott Harrison.

Map 1.1 Base Map



1.2 Regional Context

What This Map Shows and Why This is Relevant to Beacon

Beacon is located in New York's Hudson Valley. Other than the small portion of the Town of Fishkill that wraps around the southern city limit, Beacon is the southernmost municipality in Dutchess County. The nearest point of the Putnam County line is just south of Beacon at the Breakneck Ridge trail of the Hudson Highland mountain range.

To the west, Beacon is bordered by the Hudson River Estuary, which is 1-mile wide at Beacon's shores and extends 153 miles from New York Harbor to Troy, New York. The river is a tidal estuary at Beacon, bringing salt water north and fresh water south, with two high and two low tides every 24-hours. The Hudson River and Hudson Valley have environmental, historical, and economic significance, both regionally and nationally.

The city of Newburgh in Orange County is across the river and is Beacon's sister city, connected by bridge, ferry, vistas, community, and a shared sense of responsibility for the river that flows between. Beacon is bordered by the Town of Fishkill in all other directions.

Geographically, Beacon is bordered to the east by the Hudson Highlands mountain range, which includes Mount Beacon North (1,531 feet) and Mount Beacon South (1,610 feet). These rocky, forested mountains rise steeply from Beacon and are predominately undeveloped until they drop in elevation where they meet Route 9 in Fishkill to the east.

To the north of Beacon is Interstate 84, which connects Beacon to communities and cities to the east and west. Twenty-five million vehicles drive through Beacon on I-84 across the Beacon-Newburgh Bridge each year, as it is a major artery for regional commerce between Pennsylvania and the Northeast of the United States.

Seven miles to the west is the New York State Thruway. Five miles beyond is Stewart International Airport, which offers flights on major airlines, such as Delta, American, and JetBlue. Additionally the airport recently offered direct flights to Europe.

Route 9D is the primary road connecting Beacon to communities to the north and south. The Metro-North Train Station connects Beacon to New York City, 60 miles to the south, and Poughkeepsie, the county seat of Dutchess County, 15 miles to the north.

A small city, Beacon is nestled in a narrow lowland between the mountains and the Hudson River. A person could walk the 1.8 miles from the train station at the river's edge to the foot of the mountain, or the 2.9 miles along Fishkill Creek through the length of the city. There are multiple trail heads within the city that provide access to Mount Beacon and Fishkill Ridge.

Implications for Decision-making

Beacon's location within the Hudson Valley, proximity to New York City, connection via major roads and train, and small size make it easily accessible and invaluable to residents, commuters, businesses, and tourists alike.

To protect Beacon's regional significance:

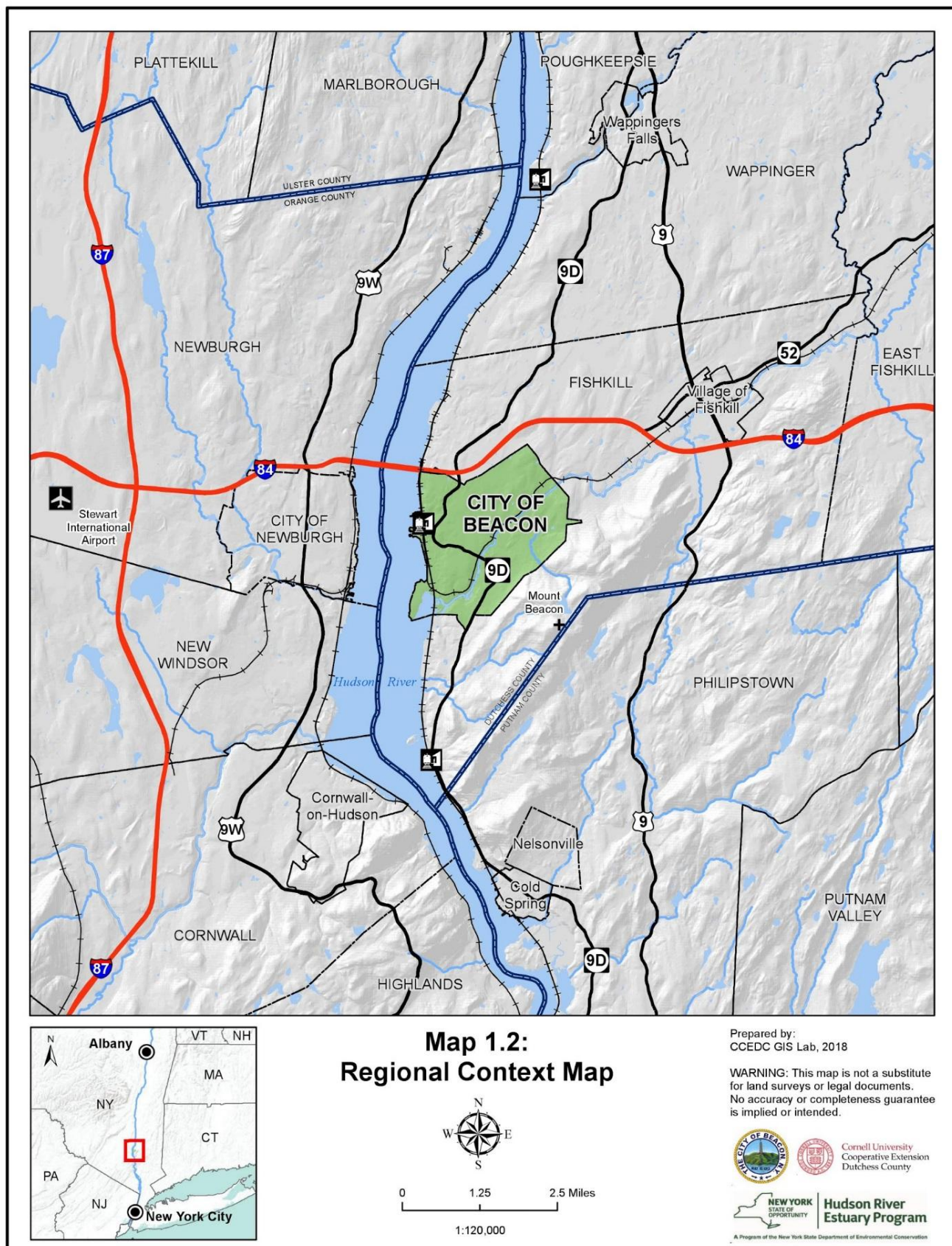
- Maintain strong relationships with neighboring municipal committees;
- Celebrate and expand upon Beacon's accessibility by all modes of transportation including train, bike, and pedestrian; and
- Continue to refine proactive development policies that accommodate sustainable growth while protecting the natural and cultural character of the city. Beacon is physically and politically bounded, so any population growth will have to be by infill development, not sprawl.

This information largely comes from New York State Department of Environmental Conservation and New York Bridge Authority. For more information on these topics, see the References section.



View of Beacon, Fishkill, the Hudson River, and Orange County, looking north-northwest from Mount Beacon.

Map 1.2 Regional Context



2.0 Beacon's Unique History

The area considered Beacon today has evolved over centuries and been influenced by distinct periods of human involvement. This section provides a brief overview of Beacon's history.

Pre-Discovery: The land that is now Beacon was first settled by people of the Wappinger and Mahicannituck tribes, who were part of Lenape cultural group. The earliest detailed maps (such as the 1689 Rombout Patent) show native structures built along the Fishkill Creek in the area of today's Glenham neighborhood. The primary ways the first people used Beacon's natural resources were through fishing, hunting, small-scale agriculture (corn, beans, squash, and maple tapping), and harvesting wood for building and burning. These practices made little overall impact on the environment because human populations were small enough compared to the amount of land on which they lived.

Europeans: The first known European contact with Beacon was in 1609 when Henry Hudson sailed up the river that was to bear his name, and described Beacon and/or Newburgh as "...a very pleasant place to build a Towne on. The Road is very neere, and very good for all winds... The Mountaynes looke as if some ...minerall were in them." Native people paddled out to his ship and traded grains, animal skins, and stones for European goods. This began Dutch and English interest in profiting from the area's natural resources.

Beacon's first European settlers (among the first in the region) were Roger and Catheryna Rombout Brett, who in 1709 built what is known today as the Madam Brett Homestead (featured in section 7.2). Their first enterprise was building and running a highly successful grist mill on Fishkill Creek, grinding the grains grown by neighboring farmers. After Roger died five years later, Madam Brett continued to manage the lands. In 1748 the storehouse she built near today's Long Dock Park sparked river trade. The two villages of Fishkill Landing and Matteawan, centered around her gristmill and storehouse, eventually merged to create the City of Beacon in 1913.

Industry: Beacon remained a small farming hamlet until the War of 1812 jump-started an industrial revolution, with a population and building boom. In 1814 the first factory was built in town at One East Main St, and in 1815 Long Dock was built to meet

increasing river merchant needs. Throughout the 1800's, large quantities of hats, bricks, fabric, and more were produced here. In winter ice cut from the frozen Hudson was shipped down to Manhattan. Beginning in the 1850s, railroads joined and then surpassed the river as primary transport for the goods produced here. Beginning in the early 1800s, Beacon remained a significant factory town through the 1950s.

Beacon was a well-known tourist destination during the early 1900s, with its most popular feature being the Mount Beacon Incline Railway. Opening in 1902, the Railway brought visitors to the top of Mount Beacon, where they take in the sweeping views of the Hudson River and Highlands from the Casino and Beaconcrest Hotel. Many tourists came from New York City, up the Hudson via steamship ferries. The Railway closed in 1978.

In the mid-1950s-1970s many of Beacon's suburban-style residential homes were constructed and some historic structures were demolished, including 150 homes at the western end of Main St which left the waterfront disconnected from the business district. The bridge connecting Beacon to Newburgh didn't open until 1963. Prior to then, only a ferry had connected the two banks for 220 years.

Decline: In the late 1970s, a national economic slump caused a significant decline in Beacon. Most factories closed, leading to the vacancy of approximately 80% of commercial spaces. The ski slope which had operated on Mt Beacon since 1967 closed in the late 1970s, along with the Incline Railway. The town remained underutilized and economically depressed until the early 2000s.

Renewal: Beacon's current revitalization began in the late 1990s and spiked when the Dia:Beacon museum opened, bringing visitors and businesses back to town. Beacon is now a thriving commuter, residential, and arts community, appears on top global tourism lists as a weekend getaway, and has a very competitive real estate market.

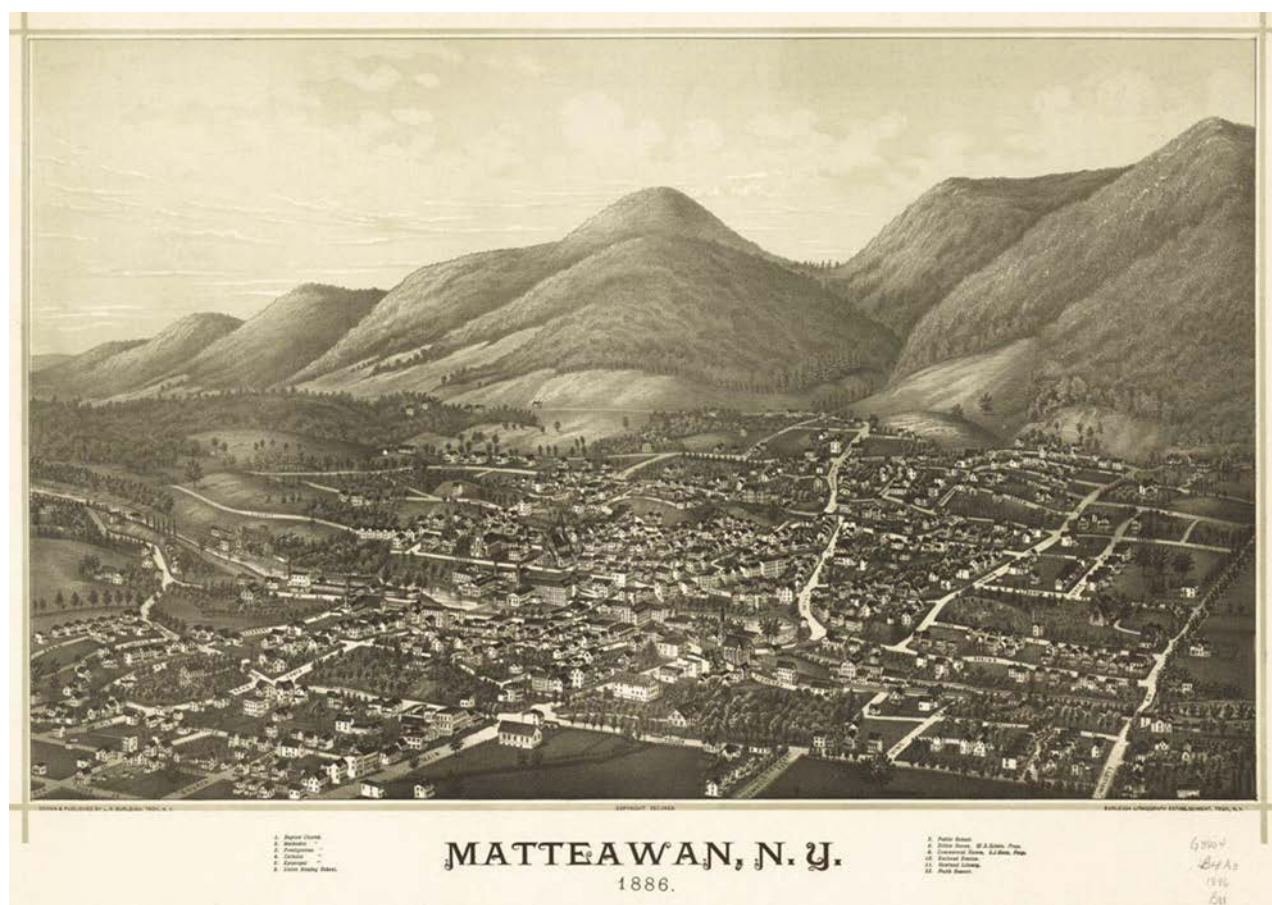
What These Maps Show:

- 2.0.1: 1886 landscape map of Fishkill-on-the-Hudson, aka Fishkill Landing, the west end of today's Beacon
- 2.0.2: 1886 landscape map of Matteawan, the east end of today's Beacon

Map 2.0.1: Fishkill-on-the-Hudson



Map 2.0.2: Matteawan, NY



2.1 Historical Images

What These Images Show

1. *Ship on river at Fishkill Landing.* The whole city has shifted three times in its history because of changes in transportation: At first it formed when the Hudson was the main highway for travel and commerce. Then in the 1800s, trains took precedence. Today, roads and highways primarily shape the centers and flow of the economy and residential settlement of Beacon.

2. *The 1960s “urban renewal” tearing down the neighborhood just east of the docks at Fishkill Landing, between today’s train station and the intersection of Main St and Rt 9D (i.e. the Linkage Zone).* This was a predominantly poor, black neighborhood, and the majority of the residents who had lived here ended up relocating to the then-newly-built Tomkins Terrace public housing apartments after their homes were torn down. Many of those families still live there today.

3. *East Main St factories producing at their peak.* The economic strength of Beacon was largely powered by Fishkill Creek’s rushing waters turning water-wheels in the factories built along its banks. From the late 1800s through the mid 1900s Beacon was a gritty industrial city, with dozens of factories and the majority of its residents working in the factories. Hats, bricks, rubber, electric blankets, mechanical parts, fertilizers and pesticides, fabric and fabric dyes, carriages, and more were all produced here in great quantities.

This created economic wealth for the factory owners, economic stability for the factory workers, tough working conditions leading to long-term health complications for many workers and their families (especially those in the hat and rubber factories), and long-term health and environmental impacts for Beacon. Most buildings and ground sites are cleaned up today, but the bed of Fishkill Creek itself remains polluted. The image shown here depicts the modern-day location of The Roundhouse Hotel and Restaurant. Most of the buildings have been demolished.

4. *Main St at Eliza St before the Post Office was built.* Beacon has been a city, or villages, in flux for its entire history. This is a city that has reinvented and rebuilt itself many times in just a few hundred years. This intersection was swampy and underdeveloped for much of Beacon’s history. The Post Office was built here in 1935 as part of the Public Buildings Act after

the Great Depression began to bring life to the center of Main Street. The DMV building later built where the billboards stand in this photograph was considered an eyesore and a community frustration, but has now been transformed into the beloved Towne Crier Cafe, which brings live music performance and dining to this neighborhood. Most recently, this intersection featured community debate due to the construction of 344 Main St, a 4-story commercial and apartment building.

Implications for Decision-making

- The marina and harbor remain an underutilized resource in the city. Collaborating with the Beacon Sloop Club to support boating and tourism will encourage more visitors and alleviate congestion elsewhere in Beacon;
- The race and class motivations and implications of rezoning and redevelopment must be very carefully considered, and those involved in making these decisions must ensure that they are getting a wide range of community input and making decisions that positively impact the hardest-off in Beacon’s community;
- Beacon’s historic factories were located along Fishkill Creek and powered by water. Future zoning does not need to follow this historic precedent set by necessity. The delicate ecosystem of the watershed should be prioritized in future decisions along Fishkill Creek; and
- Avoid making the same mistakes of the past, of encouraging industrial growth for the sake of Beacon’s prosperity, to the detriment of Beacon residents’ and environment’s health.

Image 2.1.1 Ship on River at Fishkill Landing

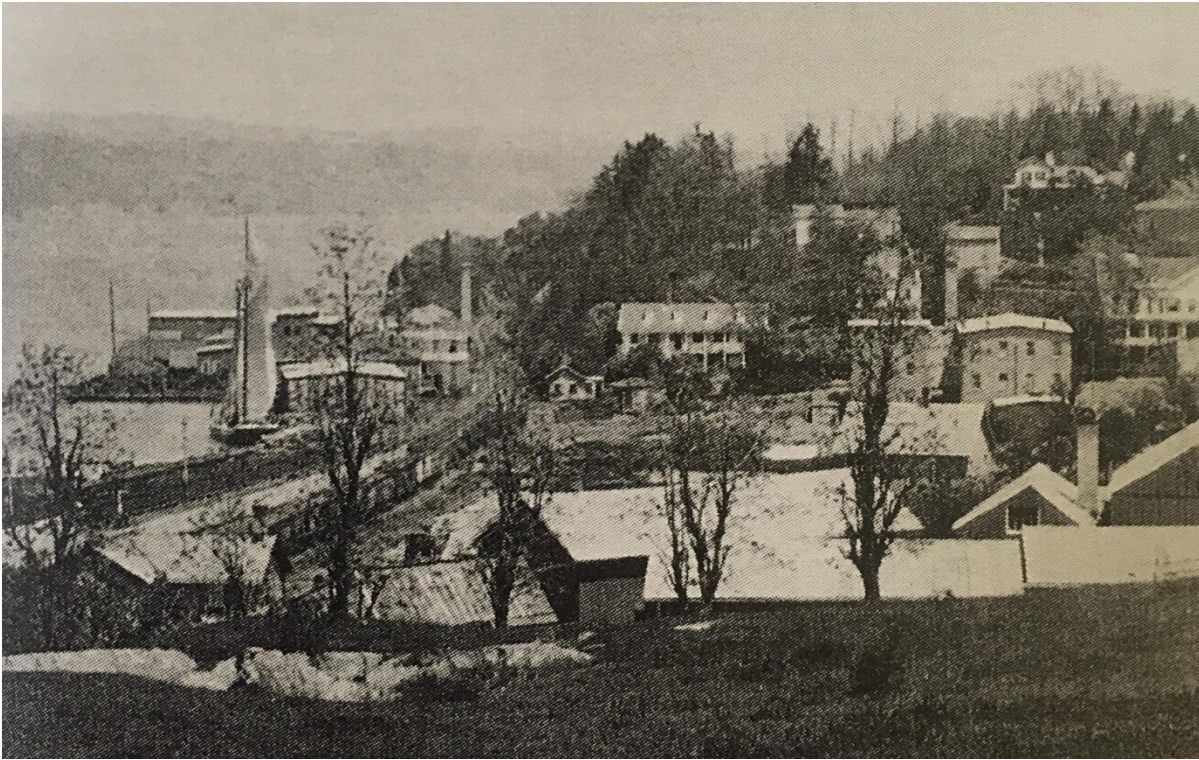


Image 2.1.2 “Urban Renewal”



Image 2.1.3 East Main Street Factories



Image 2.1.4 Main Street at Eliza Street



2.3 Historical Map 1876

What This Map Shows

This map from 1876 shows the villages of Matteawan and Fishkill Landing, which would later merge to become Beacon in 1913. It represents an in-between time in history, when the center of the community along Main Street is developed with residences, businesses, and small factories in a built environment we would recognize today; the southern half of town has manor estates and their grounds amidst the trees; and farms, fields, and forests stretch north and south of the villages. Then, as now, the city is bounded east by the mountain and west by the Hudson River.

The primary connection to commerce in the village of Mattawan, centered around Fishkill Creek near One East Main Street, was through the train station at the bend of Main Street. Fishkill Landing was centered around the intersection known as “five corners,” where Bank Square Coffeehouse stands today, and its commerce came from both river and rail trade. As the clustering on the map shows, residential and business construction was largely driven by the convenience of access to these village centers.

The largest plots of land shown on the map (i.e. De Wint, Vaneleeck, Wolcott) are remnants of the parcel granted by the Dutch to Madam Brett 300 years earlier. The vast majority of land in Beacon at this point in history is owned by a very small number of people, and despite bustling village centers, most of Beacon’s land is predominantly undeveloped.

This map demonstrates the substantial changes in land use in Beacon over time. Two major building booms had already happened when this map was drawn, and three more had occurred between the time of this map and today. By 100 years from the

time of this map, in the late 1970s, Beacon will be a mostly built environment in economic decline.



Main Street, Fronting The Railroad. Matteawan, N. Y.

Main Street, Matteawan, NY, at the turn of the century, courtesy of the Beacon Historical Society

Implications for Decision-making

Beacon has been changing and growing from human influence since before European settlers arrived. At least four prior periods of significant growth have shaped Beacon to become the city it currently is, with most building happening in the last 120 years.

To protect Beacon’s history and future:

- Consider the span of Beacon’s complex history when making decisions;
- Protect historic properties and other remnants of the past that the community thinks are important;
- Encourage future development to follow historic patterns of building, i.e. denser along Main St corridor and less construction along the edges of town; and
- Encourage creative reuse of existing old buildings rather than tearing them down.

Map 2.3: Matteawan and Fishkill on the Hudson



2.4 Pete Seeger's Legacy

Pete Seeger (1919-2014) and Toshi Seeger (1922-2013) were prominent Beacon-area residents who sparked a resurgence in the interest of protecting the environment in Beacon and throughout the Hudson Valley. Thanks to their intervention, Beacon has some of the most green and accessible waterfront along the entire Hudson River. Their efforts to clean up the Hudson made vast improvements within a single generation.

What These Images Show

1: What is now called Riverfront Park was created as the city dump in the 1930s by sinking a perimeter of eight barges. In the 1950s when the barges were filled to capacity with trash, the pile was set ablaze weekly to dispose of residents' garbage, until Beacon's current incinerator was built in 1964. Beacon's trash was just one of the things that polluted the river during this era. Raw sewage, industrial waste, and other effluents from communities along its whole length made the river a toxic, unpleasant area.

2: In 1966 the Seegers co-founded the Hudson River Sloop Clearwater, based in Beacon, which seeks to protect the Hudson River and surrounding wetlands. Central to their success is the *Clearwater*, a 106-ft sloop sailing ship which docks at Beacon's marina by the train station. To this day the *Clearwater* brings kids and adults out onto the river to learn about the river's environment and how to protect the river. The annual Clearwater folk music festival in nearby Croton also brings thousands of people to the riverbank to enjoy the river, and raises funds to support environmental stewardship.

3: Starting in the 1970s the Seegers and neighbors joined together as the Beacon Sloop Club to bring more people to the riverbank. The Sloop Club continues to hold annual local strawberry, corn, and pumpkin festivals in Riverfront Park. They also bring neighbors out to sail on the river in a smaller sloop the *Woody Guthrie*, and celebrates the river in monthly chanty singalongs in their clubhouse at the marina. The Beacon Sloop Club manages the marina for the city.

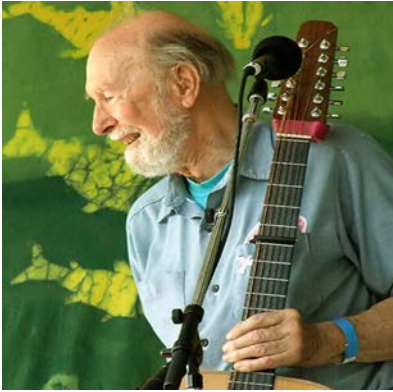
4: In 1980 what had been the old city dump was rededicated as a town park, and was renamed the Pete & Toshi Seeger Riverfront Park in 2014 following their deaths. It remains today a beautiful, accessible community space, a tribute to how far Beacon came under the Seegers' leadership.

Implications for Decision-making

Beacon should continue its tradition as an environmental steward, setting a high standard in environmental leadership in order to improve the quality of life of Beacon's residents today and in the future, and setting an example which other communities can emulate.

To continue Pete and Toshi's legacy in Beacon:

- Continue to prioritize getting people outdoors as a way to spark caring about the environment, creating and maintaining easily accessible public outdoor spaces like parks, and host enticing events at these spaces;
- Continue to value environmental education as a key aspect of Beacon's community, in its schools and community spaces to include adults;
- Keep the working-class people of Beacon and the surrounding communities central to Beacon's collective priorities; and
- Support, protect, and enrich Beacon's natural resources by working in coalitions of grassroots organizations, lobbyists, musicians, and more.



*Pete at the Clearwater
Folk Music Festival in 2007*



Image 1



Image 2

Image 3



Image 4



3.0 Geology

Why This is Relevant to Beacon

Geology is the study of naturally-occurring earth materials. This document breaks Beacon's geology into two sections:

(1) Surficial geology refers to the soils and rocks that loosely cover the ground. This affects which plants grow, what wildlife thrives, and how water drains. Protecting Beacon's surficial geology can prevent erosion, keep streams clean, and help maintain biodiversity.

(2) Bedrock geology refers to the solid rocks that lie beneath the loose surface rocks and soils. This determines topography and appropriate siting of development and drinking water wells. Applying in-depth knowledge of bedrock geology can prevent hazards like residential flooding, erosion, and groundwater contamination.

Bedrock geology also contributes to Beacon's success as a tourist destination, since Mount Beacon would not exist without the elevational differences in the underlying bedrock geology.

See recommendations and implications for decision making in Sections 3.1 Surficial Geology, and 3.2–3.3 Bedrock Geology and Topography.

SOURCES: This information largely comes from USGS, USDA, the Hudson River Estuary Program, and the Dutchess County NRI. For more information on these topics, see the References section.



Bedrock geology plays a major role in determining where wells are most successful, as well as which areas are amenable for retention of drinking water. The Beacon Reservoir (located in Fishkill) is pictured here.



A bedrock outcrop, where bedrock protrudes to the surface, is pictured here south of the train station.



Stream sediments and glacial outwash materials surround the southern portion of Fishkill Creek, a tributary of which is seen here.

3.1 Surficial Geology

Why This is Relevant to Beacon

The type of geologic materials that loosely cover the ground above the bedrock—soils and rocks—affect plant community composition and biodiversity, as well as how water flows and drains. They also affect decomposition rates and determine whether land is good for infrastructure and farming—or, in Beacon’s case, smaller-scale gardening.

The sediments in Beacon today were deposited here 14,000 years ago when the previous ice age ended and the Laurentide Ice Sheet and Wisconsin glacier retreated. This major geologic event helped shaped the city’s boundaries. The southeastern boundary of Beacon traces the bedrock-till divide.

As noted in Beacon’s Comprehensive Plan, the city’s drinking water sources are currently (1) two wells dug into bedrock aquifers to the north of Beacon, (2) a subsurface soil and gravel aquifer in the Village of Fishkill, and (3) three surface water reservoirs, all of which exist outside the city’s boundaries. Surficial and bedrock geology together help retain water in these areas.

What This Map Shows

This simplified map of Beacon’s surface geology shows that it consists primarily of glacial till (rocks and soils of various sizes and types that were carried here by the last glacier). Bedrock outcrops, where soils are extremely shallow or nonexistent, occur under the Beacon train station and in small portions on its north and east borders.

Lake sediments exist along the western border of Beacon, to the south of the train station. These sediments were left by Lake Albany, a massive glacial melt lake, which existed 13,000 years ago. They contributed to Beacon’s long and rich brick manufacturing industry.

Small areas of stream sediments and glacial outwash materials surround the southern portion of Fishkill Creek. Glacial outwash materials, which were carried by the last glacier and deposited here by ice melt streams, and stream sediments both include small, fast-draining particulates like sand and gravel.

Implications for Decision-making

Soil types are a determining factor in infrastructure development. Hardy, faster-draining soils can withstand compaction from roads, large buildings, basements, and septic systems. More sensitive soils, like those near waterways, are less desirable sites for construction. If disturbed, sensitive soils will erode rapidly, causing nutrient leaching, stream sedimentation, and damage of aquatic life. A variety of soils supports a variety of flora and fauna.

To protect Beacon’s soil quality:

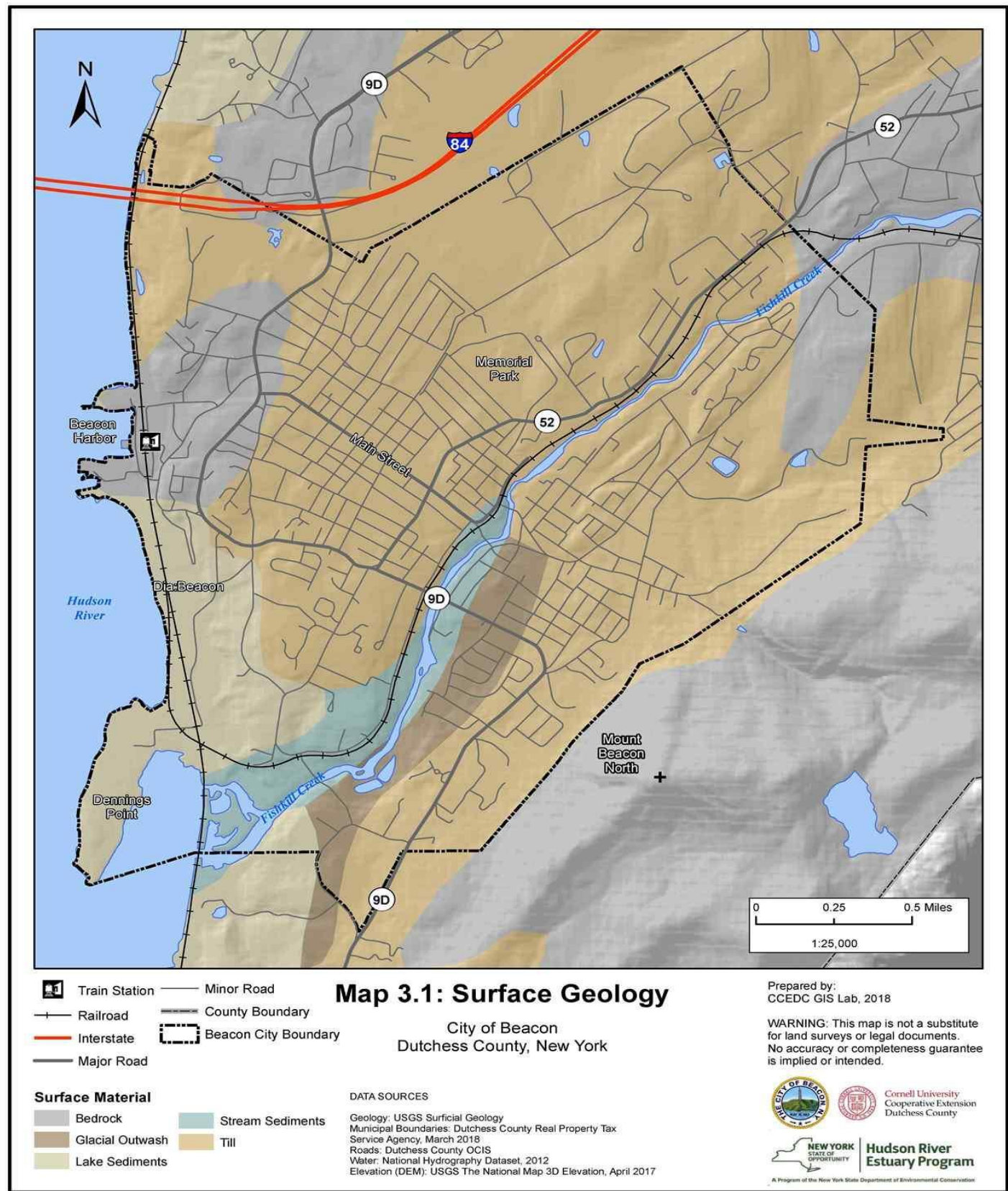
- Minimize development within stream sediment and glacial outwash zones;
- Minimize impervious surfaces in developments whenever possible to lower soil erosion that can result from increased storm water flowing off-site;
- Use green infrastructure wherever possible to increase infiltration, including permeable pavement, enhanced tree pits, and green roofs;
- Test soil for pollutants in previous industrial zones and remediate if necessary; and
- Preserve areas of each soil type, which will in turn help protect Beacon’s array of plant and animal biodiversity.

This information largely comes from USGS, USDA, the Hudson River Estuary Program, and the Dutchess County NRI. For more information on these topics, see the References section.



Glacial outwash and stream sediments—or rocks and soil particles that were semi-sorted in size by hydrological forces—are visible along the stream banks in Beacon.

Map 3.1 Surficial Geology



3.2–3.3 Bedrock Geology and Topography

Why This is Relevant to Beacon

Topography related to bedrock geology helped shape settlement patterns in Beacon, with the city's population concentrated along a relatively flat plain. The high terrain of nearby Mount Beacon and Fishkill Ridge to the east provide scenery and recreation opportunity for residents, as well as visitors who bring the economic benefits of tourism.

Bedrock geology also determines the best locations for high-production wells, as noted in Section 5 of the City of Beacon Comprehensive Plan. An area of Taconic Sequence bedrock in the northeast portion of the City is being explored for a potential new drinking water well. This is important, as all of Beacon's water sources are currently outside of the city's boundaries. They are: (1) two wells dug into bedrock aquifers to the north of Beacon, (2) a subsurface soil and gravel aquifer in the Village of Fishkill, and (3) three surface water reservoirs. Surficial and bedrock geology together help retain water in these areas.

What This Map Shows

Beacon's bedrock is primarily Austin Glen Formation (a type of sandstone) and Taconic Sequence (a coarse-grained shale that can be easily split into irregular pieces). Areas of Precambrian Granite and Gneiss exist along Beacon's eastern boundary. These are some of the oldest, hardest rocks around. They were formed over one billion years ago, and are highly resistant to erosion. They are the Hudson Highlands bedrock. A zone of Autochthonous ("formed-in-place") Shale is sandwiched between Precambrian Granite and Gneiss. Shale is a mix of fine-grained minerals that were formed through accumulation and low pressure, and it easily breaks into slabs.

Implications for Decision-making:

Bedrock is a determining factor in infrastructure development. Development of roads and structures on areas where bedrock is close to the surface may be costly and cause intensive erosion of thin, fragile surface soils. As mentioned, it is also a major factor in water flow, filtration, and storage.

To make the best use of Beacon's bedrock resources:

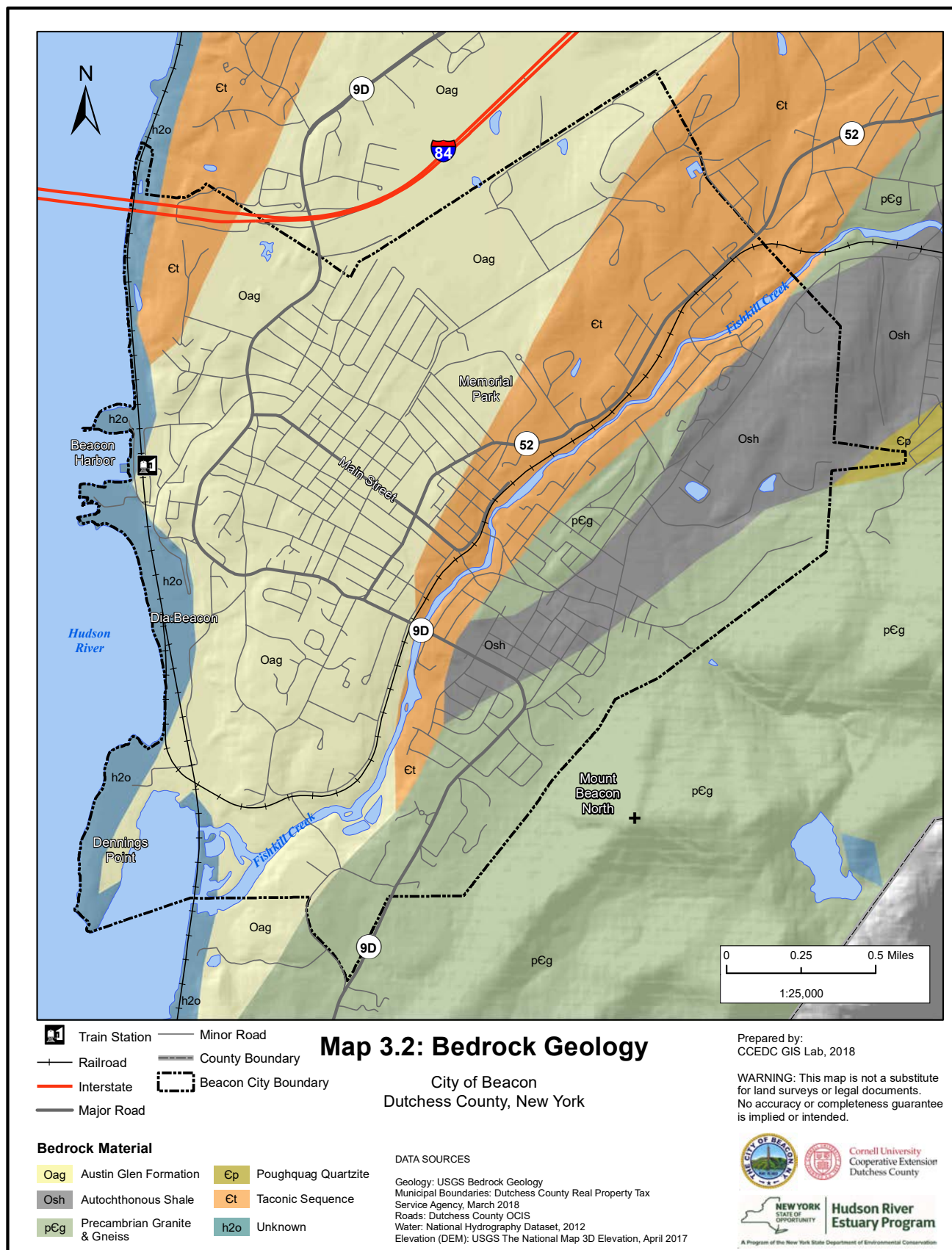
- Limit development on steep slopes to avoid erosion and stormwater runoff;
- Preserve areas of land overlying each bedrock type, which will in turn help protect Beacon's array of plant and animal diversity;
- Protect interesting geologic features, such as glacial erratics;
- Properly cap and seal wells that are not in use, as well as exploratory well cuts, to avoid potential contamination of subsurface bedrock waterways; and
- In an emergency, be aware that different rates of pollutant flow occur in different bedrock types.

This information largely comes from USGS, USDA, the Hudson River Estuary Program, and the Dutchess County NRI. For more information on these topics, see the References section.

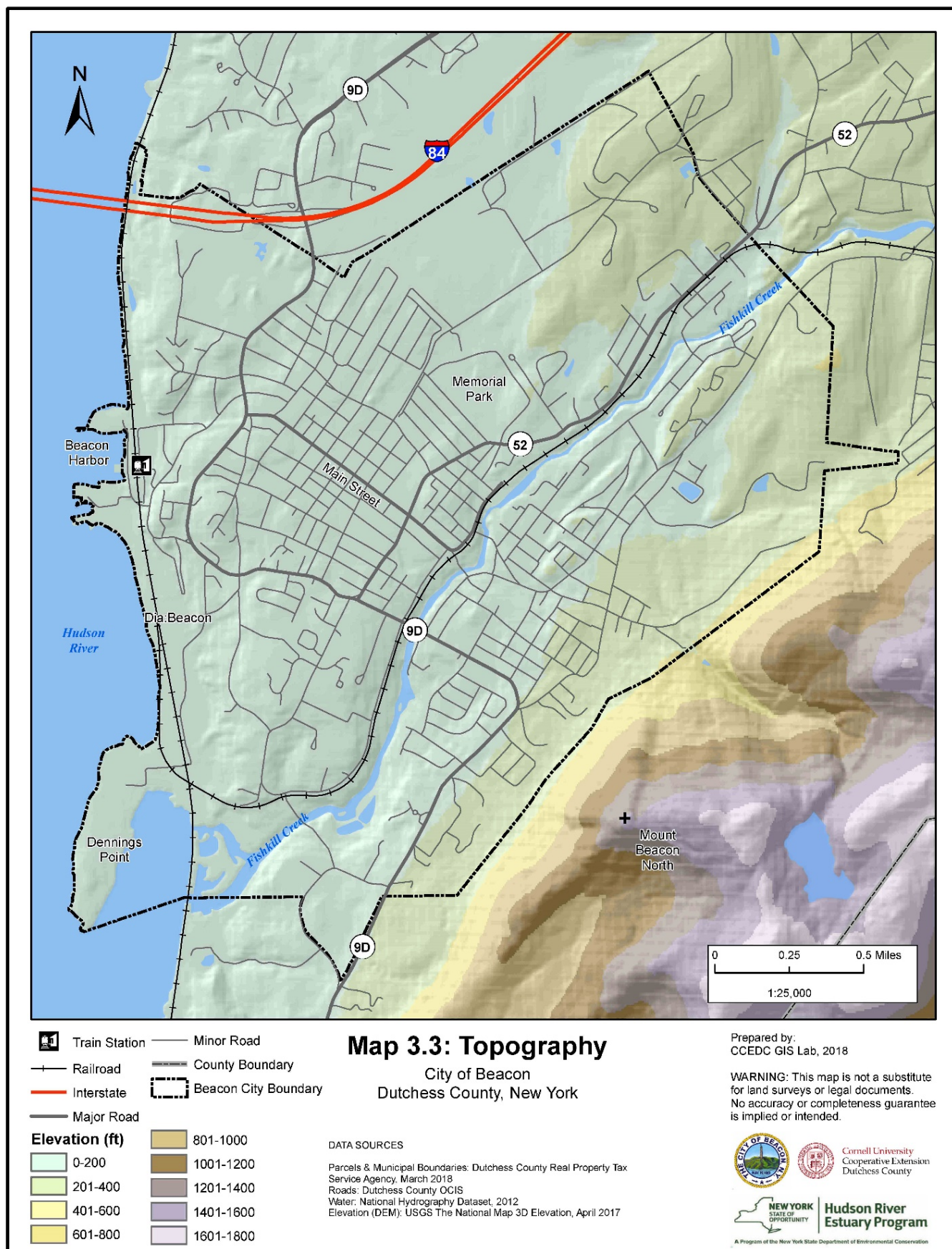


Striations typical of gneiss—a common bedrock along Beacon's eastern boundary—are visible on the rock in this photo

Map 3.2 Bedrock Geology



Map 3.3 Topography



4.0 Water Resources

Why This is Relevant to Beacon

Beacon is situated along an iconic and nationally significant waterway: the Hudson River. The Hudson and other waterways in Beacon, along with their adjacent riparian zones, provide many ecosystem functions and services for nature and people. For example, Fishkill Creek is an important spawning area for migratory fish, and the Hudson River provides scenic and recreational opportunities.

Stormwater and its management are also important to consider. Beacon's wetlands help to naturally regulate stormwater runoff flows, moderate flooding, and protect surface water quality. Engineered green infrastructure such as rain gardens can also help slow runoff, reducing the impacts of development on water quality and quantity.

Beacon relies on clean water to support biodiversity, recreation, and its drinking water supplies. Beacon's water comes from both groundwater and surface water sources, and water quality monitoring data can be used to confirm whether existing pollution controls are succeeding at achieving the desired water quality.

See recommendations and implications for decision making in Sections 4.1 Streams and Waterbodies, 4.2 Wetlands, 4.3 Sewersheds, and 4.4 Water Quality.



Kayakers at Long Dock Park.



Beacon Reservoir.



Fishkill Creek.

4.1 Streams, Waterbodies, and Watersheds

Why This is Relevant to Beacon

Streams, rivers, and their adjacent riparian zones provide many ecosystem functions and services, such as clean water, recreational opportunities, scenery, and wildlife habitat. In addition, tributary streams deliver water, nutrients, sediment, and organisms to larger waterways.

Fishkill Creek and the Hudson River are identified as “rare assets” in the Beacon Comprehensive Plan. Fishkill Creek is an approved drinking water source for the city. Dry Brook, a tributary to Fishkill Creek, carries drinking water overland from the Beacon Reservoir into the city’s water treatment system.

The Hudson River is an iconic and nationally significant waterway. It is a tidal estuary where salt and freshwater mix, resulting in high biodiversity. The Hudson’s tides extend to the Capital Region, so Beacon’s waterfront is influenced by tidal fluctuations.

Fishkill Creek begins in the Town of Union Vale, flowing southwest through the towns of Beekman, East Fishkill, and Fishkill before reaching Beacon. The Hudson’s tides also reach into Fishkill Creek as far as the first road bridge crossing. The lower section of Fishkill Creek, from the mouth to the first dam, is an important spawning area for migratory fish that travel from the ocean, up the Hudson River Estuary, and into its tributaries to spawn. Stream barriers, such as dams and poorly designed and installed bridges and culverts, can have serious effects on stream habitat, local flooding, and water quality.

The economic and social value of water in Beacon are demonstrated by businesses such as the Roundhouse, which benefits from views of the waterfall on Fishkill Creek, and by the tourism draw of the Hudson River waterfront at Long Dock Park and Pete and Toshi Seeger Riverfront Park. The Newburgh-Beacon ferry that crosses the Hudson provides additional economic benefits to Beacon.

What This Map Shows

Beacon has two principal waterbodies: the Hudson River and Fishkill Creek. The lighter area of the map on the west side of Beacon drains directly to the Hudson. The darker area is a local sub-watershed where rainfall fills Beacon Reservoir, feeds surface flows of Dry Brook and Fishkill Creek, and helps recharge large groundwater aquifers at the foot of Mount Beacon.

Implications for Decision-making

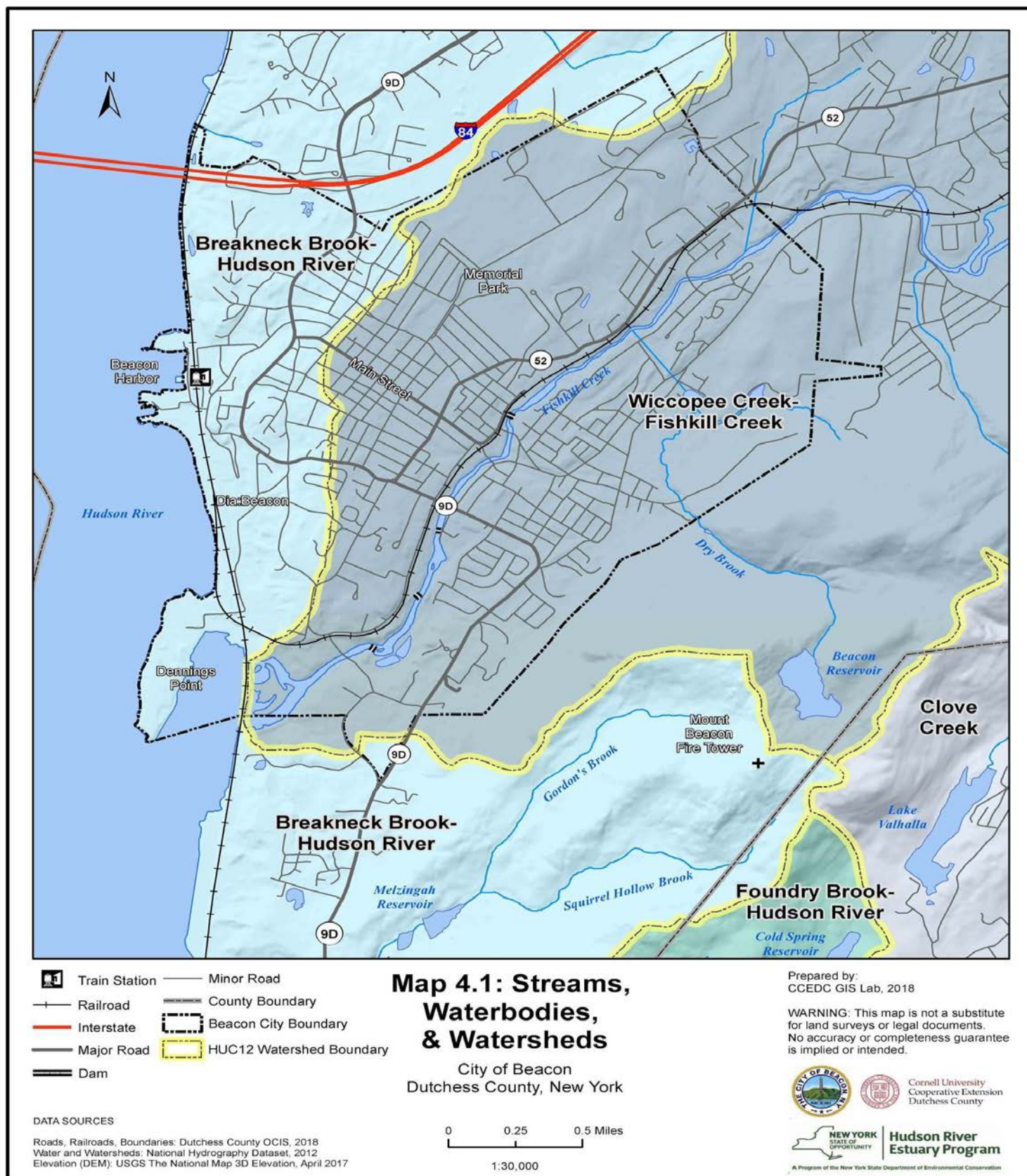
To protect Beacon’s streams and waterbodies:

- Utilize a watershed management approach, which can comprehensively address a wide range of water quality and quantity issues;
- Preserve wetlands, stream corridors, and floodplains in their undeveloped states;
- Consider cumulative impacts before issuing permits;
- Evaluate dams and remove where practical;
- Replace poorly designed or undersized culverts with bridges, open-bottom culverts and similar structures that completely span the waterway and associated riparian area and floodplain;
- Require a building buffer from the mean high tide mark of the Hudson River and along stream courses;
- Protect and restore naturally vegetated areas along streams and rivers; and
- Control shoreline and streambank erosion using living shorelines or ecological materials.

This information largely comes from Dutchess County NRI, Hudson River Estuary Program NRI Guide, Hudsonia Habitat Fact Sheet, *Conserving Natural Areas and Wildlife in Your Community: Smart Growth Strategies for protecting the Biological Diversity of New York’s Hudson River Valley*, Beacon Drinking water report, LHCCD/Emily Svenson, City of Beacon Local Waterfront Revitalization Plan, and *Watershed Design Guide: Best Practices for the Hudson Valley*.

For more information on these topics, see the References section.

Map 4.1 Streams, Waterbodies, and Watersheds



4.2 Wetlands

Why This is Relevant to Beacon

Wetlands are areas with saturated soils. Certain plants and animals are specifically adapted to wetland conditions, or the resources they provide. Some spend their entire lives in wetlands, while others require wetlands for part of their life cycles.

Wetlands provide multiple benefits to humans, such as regulating stormwater runoff flows, controlling shoreline erosion, protecting surface water quality, protecting groundwater quality, and attracting recreational users.

Tidal wetland habitats play a critical role as nursery grounds for fish and shellfish species, as well as providing nesting sites and migration stops for birds and sources of nutrients for the estuary food web. They can also serve as buffers to storm surge in the estuary and help to mitigate shoreline damage.

What This Map Shows

This map shows wetlands mapped by the U.S. Fish and Wildlife Service (USFWS) and New York State Department of Environmental Conservation (NYSDEC). Both of these sources are known to have omissions and inaccuracies, so the NRI map also includes poorly and very poorly drained soils, which can be indicative of where wetlands are likely to occur (“probable wetlands”) and somewhat poorly drained soils, which indicate “possible wetland” locations. In contrast to the USFWS and NYSDEC maps, soil drainage maps may show overestimated wetland acreage.

The map notes four categories of wetlands mapped by USFWS in the National Wetland Inventory (NWI) in Beacon:

- Estuarine and Marine Deepwater: Open water estuary, bay, sound or open ocean
- Estuarine and Marine Wetland: Vegetated and non-vegetated brackish and saltwater marsh, shrubs, beach, bar, shoal or flat
- Freshwater Emergent Wetland: Herbaceous marsh, fen, swale or wet meadow
- Freshwater Forested/Shrub Wetland: Woody wetlands; forested swamp, shrub bog

The map shows that many of Beacon’s wetlands are concentrated along the Fishkill Creek stream corridor and the Hudson River shoreline. It also shows that outside of these areas, most of the mapped wetlands are surrounded by larger patches of poorly drained or very poorly drained soils, indicating that federal and state maps may be underestimating the true extent of wetlands in Beacon.

Implications for Decision-making

The need to protect wetlands has been recognized widely. However, many of the wetlands on this map are not protected, and it is likely that not all existing wetlands are mapped.

Land use in adjacent upland areas and hydrologically connected areas can impact wetlands, so it is important to closely examine relationships between wetlands and surrounding areas when making land use decisions. Similar management strategies can often be applied to wetlands and stream corridors.

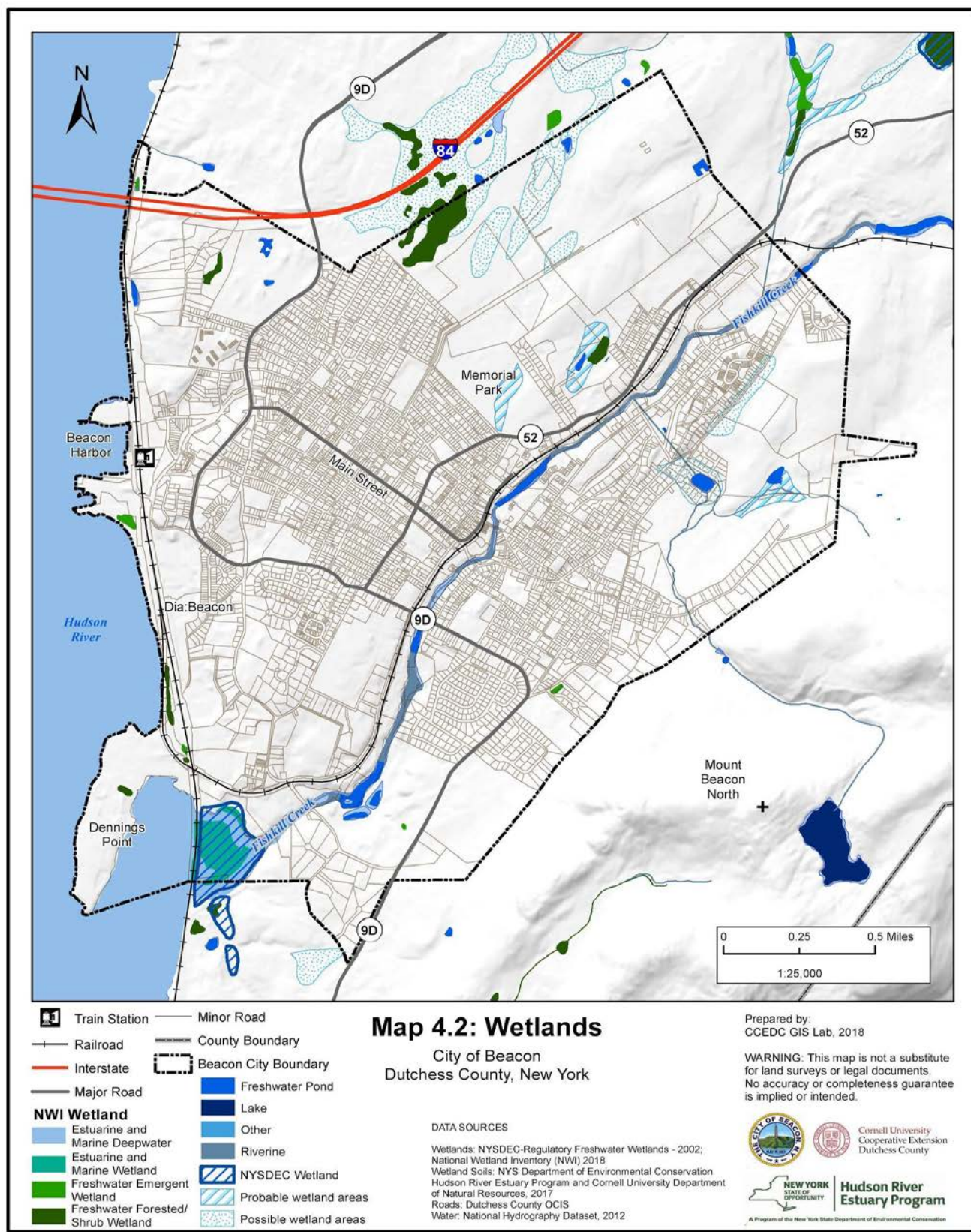
Small pockets of wetlands in the city, or locations of possible wetlands (based on soil drainage characteristics), can serve as “green infrastructure” that naturally helps to store run-off during storm events.

To protect Beacon’s wetlands:

- Require mapping of all wetlands on project plans, with no minimum size;
- Consider establishing wetland protection ordinances for significant wetlands that are not currently regulated by State or Federal law;
- Preserve wetlands in their undeveloped states; and
- Avoid filling shallows and small wetlands.

This information largely comes from Local Strategies for Wetland and Watercourse Protection and the US Fish and Wildlife Service National Wetland Inventory. For more information on these topics, see the References section.

Map 4.2 Wetlands



4.3 Stormwater

(Map Not Available)

Why This is Relevant to Beacon

A sewershed is an area of land where any water running off the street surface drains via the storm sewer system to a single pipe that discharges into surface waters, such as the Hudson River or Fishkill Creek. Sewersheds are man-made, the product of human development patterns and stormwater system design.

Impervious surfaces, such as roads, rooftops, and parking lots, are a central feature of human development. In undeveloped areas, precipitation infiltrates soils and moves gradually into surface and ground waters, which helps maintain more stable stream flow over time. Impervious surfaces prevent rainwater from infiltrating into the ground, instead directing it into underground piping systems that are designed to convey stormwater runoff quickly and efficiently to surface waters. In this way, impervious surfaces drastically alter the timing and quantity of stream flow. Stormwater discharge pipes may also erode or scour stream banks and beds.

Impervious surfaces also have water quality impacts. As water flows over pavement, it picks up pollutants such as salt, oil, and sediment, and carries them into surface waters. The effects of impervious surfaces on surface waters are detectable even at low levels of development, around 5% to 10% of land area.

Green infrastructure is a category of stormwater management practices in which pervious surfaces, vegetation, and topography are used to slow the movement of runoff and promote infiltration, reducing the impacts of development on water quality and quantity. Green infrastructure practices often produce multiple benefits, such as creating wildlife habitat and increasing greenery in urban spaces.

Runoff carries nutrients, sediment, and pollutants in forms and concentrations that are atypical of undisturbed systems, and runoff changes the timing and magnitude of flow. Development within floodplains removes their ability to store and infiltrate water. Direct alterations to the stream channel, such as road crossings, culverts, and dams, also alter flow and affect habitat quality for fish and wildlife.

Implications for Decision-making

With an understanding of surface water drainage patterns, we can assess which land areas within Beacon have more potential to generate pollutants that wind up in streams and rivers. We can also begin to identify areas where green infrastructure practices may have the greatest impact. Beacon City Council adopted a resolution in support of green infrastructure in 2013.

Stormwater runoff from certain municipal areas is regulated under the New York State Municipal Separate Storm Sewer System Permit, or “MS4” program. Beacon is a subject to this permit program, which requires six “minimum control measures” to protect nearby surface waters:

1. Public education and outreach
2. Public participation
3. Illicit discharge detection and elimination
4. Management of construction site runoff
5. Management of post construction site runoff
6. Good housekeeping in municipal operations.

To manage stormwater in Beacon:

- Minimize impervious surfaces whenever possible;
- Require new developments to retain all stormwater on site, or to treat stormwater runoff before it leaves the site;
- Upgrade old systems with green infrastructure or modern treatment practices;
- Install enhanced tree pits, which store water for plant uptake or groundwater infiltration;
- Ensure that downspouts and sump pumps are directed toward permeable areas instead of storm sewers; and
- Encourage construction of rain gardens and green roofs.

This information largely comes from Fishkill Creek Watershed Management Plan, US Environmental Protection Agency, and Orange County Watershed Design Guide. For more information on these topics, see the References section.

4.4 Water Quality

Why This is Relevant to Beacon

Clean water is necessary for the plants and animals that use Beacon's streams and rivers for habitat; for the people that fish and recreate in them; and for drinking water.

Groundwater resources include water located underground in the pore space of soil and rocks, and in aquifers. Surface water is water in a stream, lake, or wetland. After heavy rains, streams act as natural stormwater management systems and wetlands naturally filter pollutants. Beacon's drinking water sources consist of three surface sources – Cargill, Mt. Beacon, and Meltingah reservoirs, and three groundwater sources – Beacon wells 1 & 2 and Village of Fishkill well 8. Water from these sources are blended depending on source condition and demand for water.

Water quality monitoring data can be used to confirm whether existing pollution controls are succeeding at achieving the desired water quality. Where water quality goals are not being met, data can help identify areas where nutrient management, riparian shading, stormwater controls, or stream restoration are needed.

What This Map Shows

Under the federal Clean Water Act, all water bodies must be assigned a "best use" by the New York State Department of Environmental Conservation (DEC). This designation determines the water quality goals for the waterbody and has implications for what types of disturbance are allowed in the stream and along its banks. Water bodies that are not meeting their best uses are designated "Impaired." The best uses and corresponding classifications in New York State are:

Best Use	Classification	Waterbodies
Drinking	AA, A	Upper Dry Brook Cargill Reservoir* Meltingah Reservoir* Beacon Reservoir*
Swimming,	B	Hudson River
Fishing	C	Fishkill Creek Lower Dry Brook

*Located outside of Beacon's municipal boundary

DEC regularly monitors surface waters to assess whether the water quality supports the designated uses. DEC's assessment for Fishkill Creek was last updated in 2008, based on sampling in 2002, and indicated slightly impacted conditions. It identified nutrients (phosphorus) as a known pollutant, and pathogens, metals, unknown toxic substances, and silt/sediment as possible pollutants. Impacts are primarily from non-point sources and possibly from municipal and industrial toxic inputs. Beacon's drinking water reservoirs, Meltingah Reservoir, Beacon Reservoir, and Cargill Reservoir, were not assessed.

Implications for Decision-making

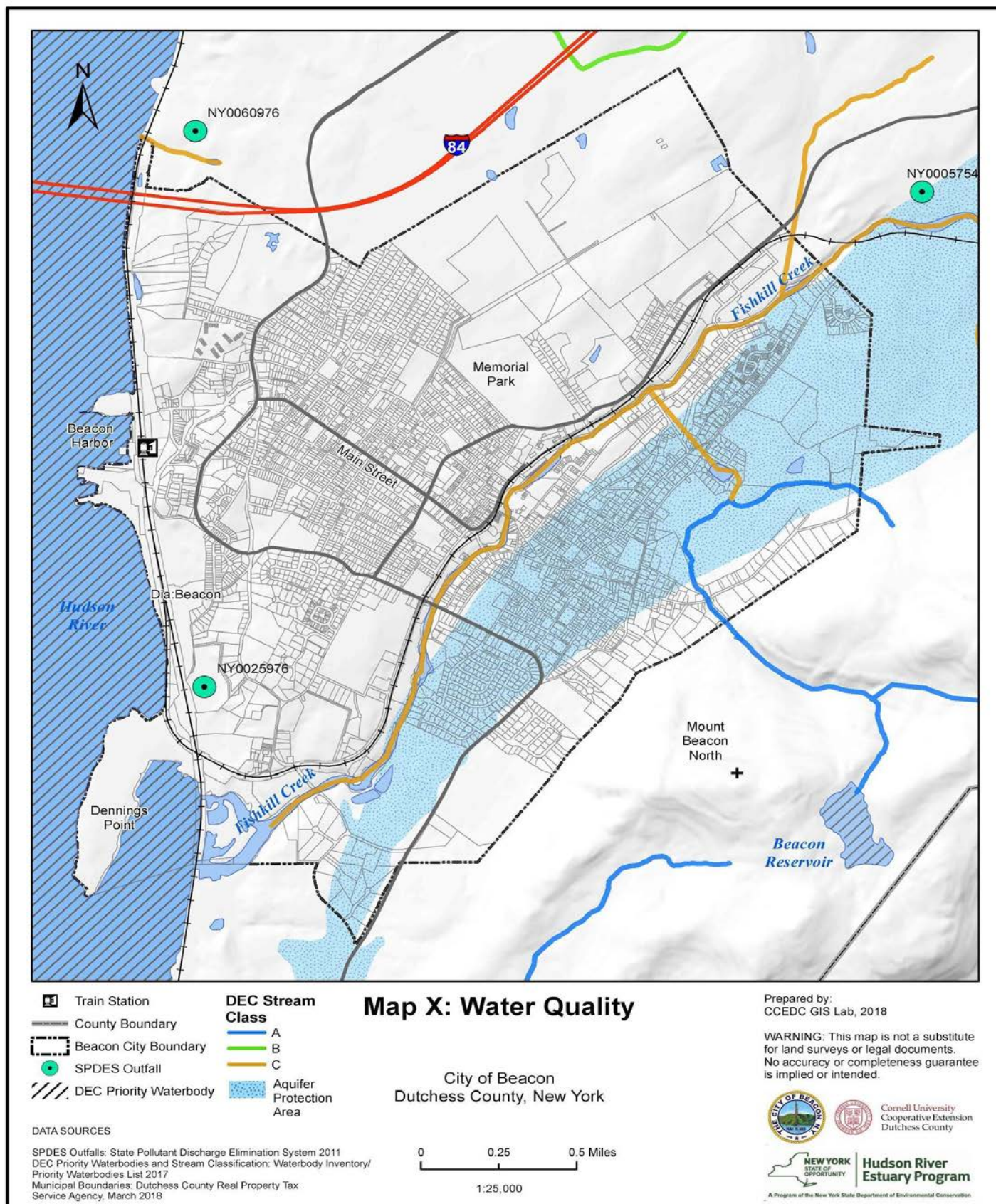
Pollution sources can be broadly classified into point sources, such as discharges from pipes, and nonpoint sources, such as stormwater runoff. Development causes runoff by creating paved surfaces, and poorly planned development can dramatically increase the amount of pollutants entering water bodies. On the other hand, municipalities can provide more comprehensive water quality protection than the county, state or federal level.

To protect water quality in Beacon:

- Continue providing annual water report;
- Regularly monitor water bodies;
- Review and adjust use of de-icing substances to minimize undissolved salt residues in surface and groundwater;
- Restore and maintain broad buffer zones of natural vegetation along streams and shorelines;
- Minimize areas of impervious surfaces (roads, parking lots, driveways, etc.) whenever possible;
- Participate in the Fishkill Creek Watershed Committee;
- Maximize onsite retention and infiltration of stormwater runoff; and
- Design new development such that surface runoff during and after construction does not exceed pre-construction runoff volume.

This information largely comes from DEC Waterbody Inventory, Natural Resources Management Plan for the Fishkill Creek Watershed, The Natural Resource Inventory of Dutchess County, NY, and Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed. For more information on these topics, see the References section.

Map 4.4 Water Quality



5.0 Biodiversity and Habitats

Why This is Relevant to Beacon

Biodiversity encompasses the variety of life in all its forms, and the interactions between living organisms and their environment.

The health of the environment, including the people that inhabit it, depends on the health of each of its component parts. A biodiverse ecosystem tends to be more sustainable and adaptable over the long run. Each part---the forests, waterways, and individual species and plants---contribute to the health of the full system.

While some urban areas contain relatively low levels of biodiversity, Beacon is unique. The Hudson River Estuary to the west combined with the large forest blocks to the east, and the interspersed greenspaces, make for various high-quality wildlife habitats and relatively high biodiversity.

This section breaks down Beacon's biodiversity and habitats into six sections:

- Habitat Types
- Forests and Street Trees
- Important Areas for Rare Plants and Animals
- Coastal and Shoreline Habitat
- Wildlife Habitat Index
- Greenspaces

Implications for Decision-making

See subsection-specific recommendations for implications for decision-making.

This information largely comes from the Hudson River Estuary Program, the Dutchess County NRI, Hudsonia, and the New York Natural Heritage Program. For more information on these topics, see the References section.



A Monarch butterfly caterpillar is seen here on milkweed, its host plant.



The Hudson River Estuary, seen here south of Dennings Point, contains a high level of biodiversity.

5.1 Wildlife Habitat Index

Why This is Relevant to Beacon

Unfragmented habitat blocks are natural areas of the landscape that are undivided by roads or development. These intact natural areas can include forest, wetlands, meadows, open water, and farmland, often encompassing many habitat types and supporting a diverse array of plants and animals. Large, connected habitat blocks allow for the maintenance of ecological processes and disturbances that help sustain natural communities. They provide habitat for far-ranging species and those that are sensitive to human disturbance.

For example, certain migratory songbirds will not nest in forests of less than 500 acres. They require deep interior forest habitat to find essential microhabitats. The effects of development at habitat edges can cause disturbance for hundreds of feet into the interior of a habitat block, measurably altering light and temperature. Such disturbance creates favorable conditions for the establishment of invasive species and pests. Siting new development near existing roads and developed areas can help to avoid or minimize fragmentation of natural areas at the landscape scale and its negative consequences.

What This Map Shows

Habitat index values represent the sum of key habitat attributes: amount of forest cover, wetlands, stream corridors, and seasonal water resources. Dark areas (red-brown) represent areas of high value habitats, while lighter areas (yellow) show lower value habitat. High value habitat may be referred to as habitat “cores,” while mid-value habitat may be referred to as habitat “edges.”

Red, high-value areas on the map have high usefulness to a range of species. Yellow areas on the map can also be valuable to wildlife, however these areas support a more limited range and number of

animals and plants as they often have higher levels of disturbance. Note the large, intact cores of habitat, as well as the connected blocks of darker shading, especially at the borders of the city. Hunting, spawning, nesting, and migrating species may use such core areas all year long, throughout their life cycles.

Implications for Decision-making

Through restoration, core habitat areas in and around Beacon can be connected to increase their value to wildlife. The habitat value of urban landscapes can also be maintained or increased while continuing to meet human needs. Careful planning can ensure that critical urban habitats continue to provide ecosystem services.

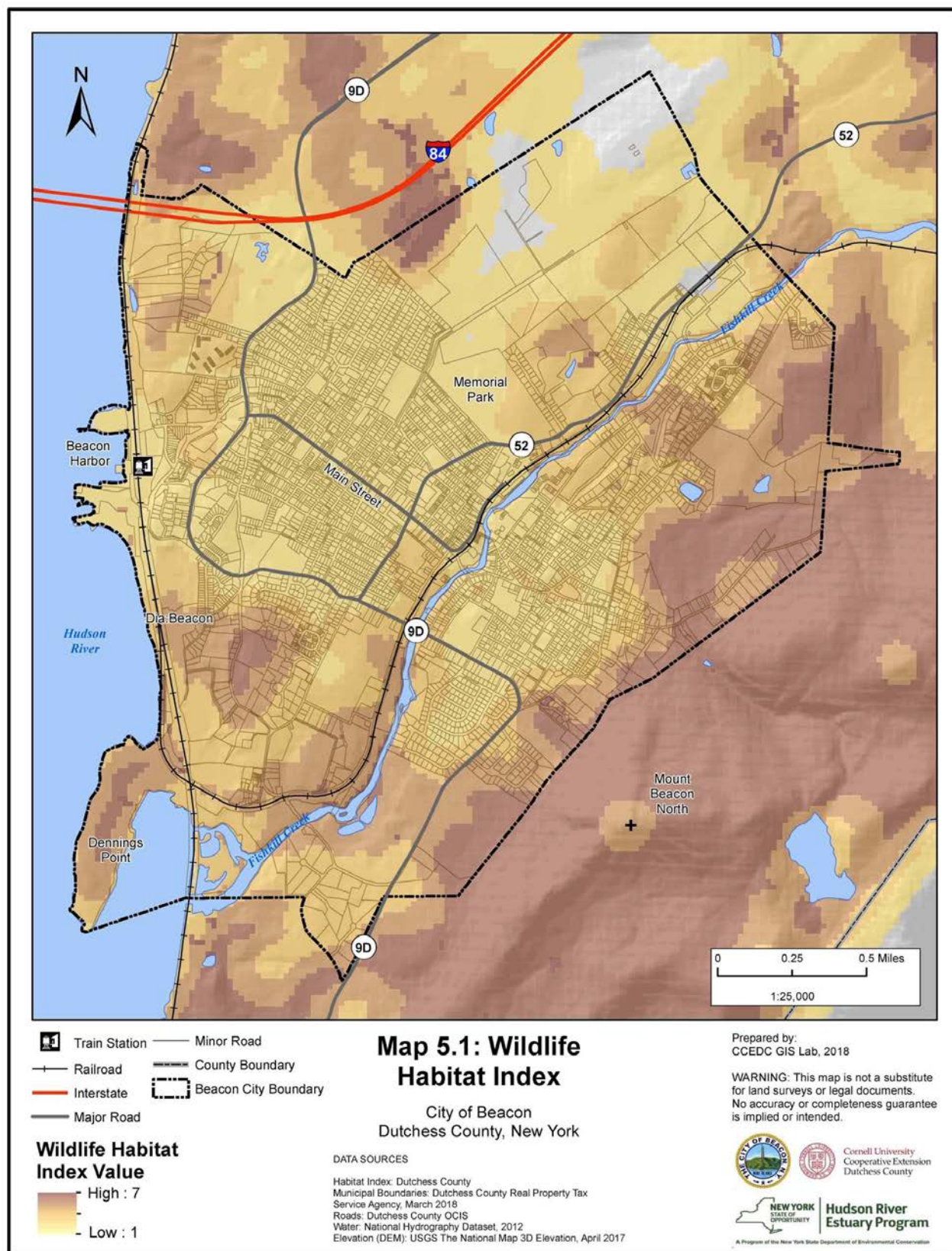
- Connect mid- and high-value habitat to protect Beacon’s wildlife, and encourage surrounding municipalities to do the same;
- Concentrate new development away from mid- and high-value habitat to avoid further fragmentation;
- Manicured lawns are the most popular form of residential landscaping, but have a lower habitat value than almost any other type of vegetation. Consider replacing municipal lawns with wildflower meadows, perennial gardens, or ornamental woodlands;
- Reward residents who exchange yards for wild meadows to increase benefits for wildlife; and
- Landscape with native plants to support native pollinators and food webs.

This information largely comes from the Hudson River Estuary Program and Hudsonia. For more information on these topics, see the References section.



Gray tree frog inhabits moist, deciduous woodlands

Map 5.1 Wildlife Habitat Index



5.2 Forests and Street Trees

Why This is Relevant to Beacon

Forests provide wildlife habitat, water filtration, and climate moderation. While large forests provide more ecosystem services and higher quality habitat, small patches of forest also have value. They can also provide habitat and contribute to a better quality of life in residential areas. Even single street trees help moderate temperature and intercept stormwater.

Along streams, networks of forest patches create riparian corridors that help maintain water quality and provide habitat for aquatic as well as terrestrial wildlife.

The large forested slopes of Mount Beacon are identified in the Beacon Comprehensive Plan as a “rare asset of the city” to be protected due to their tourism and recreational values.

What This Map Shows

The southeastern border of Beacon contains the edge of a “regionally-significant” forest block (10,000+ acres). It includes forest communities such as Appalachian oak-hickory forest and oak-tulip tree forest. It covers Mount Beacon and extends beyond the city limits along Scofield Ridge and Breakneck Ridge toward the Hudson River and Cold Spring. It is part of a larger complex of Hudson Highlands forests that form a connected corridor of habitat used by breeding and migratory birds, resident amphibians and reptiles, and rare plants and communities (Penhollow et al. 2006). The forest complex has been recognized as a Significant Biodiversity Area by the Hudson River Estuary Program (Penhollow et al. 2006) and an Important Bird Area by the Audubon Society. Its proximity to Beacon provides benefits to residents, including clean air and water, scenery, and recreational opportunities that also attract visitors and tourism.

Smaller, isolated patches of forest are interspersed within the developed parts of Beacon. A notable example is the “stepping stone” forest block at the mouth of Fishkill Creek that extends in a narrow band to the northeast along the creek and further south along the Hudson River. While relatively small, this patch helps to create streamside habitat, protect water

quality, and mitigate the impacts of flooding along Fishkill Creek and the Hudson River.

Additionally, there are small wooded areas that contain forested wetlands as well as individual street trees, primarily along Main Street.

Implications for Decision-making

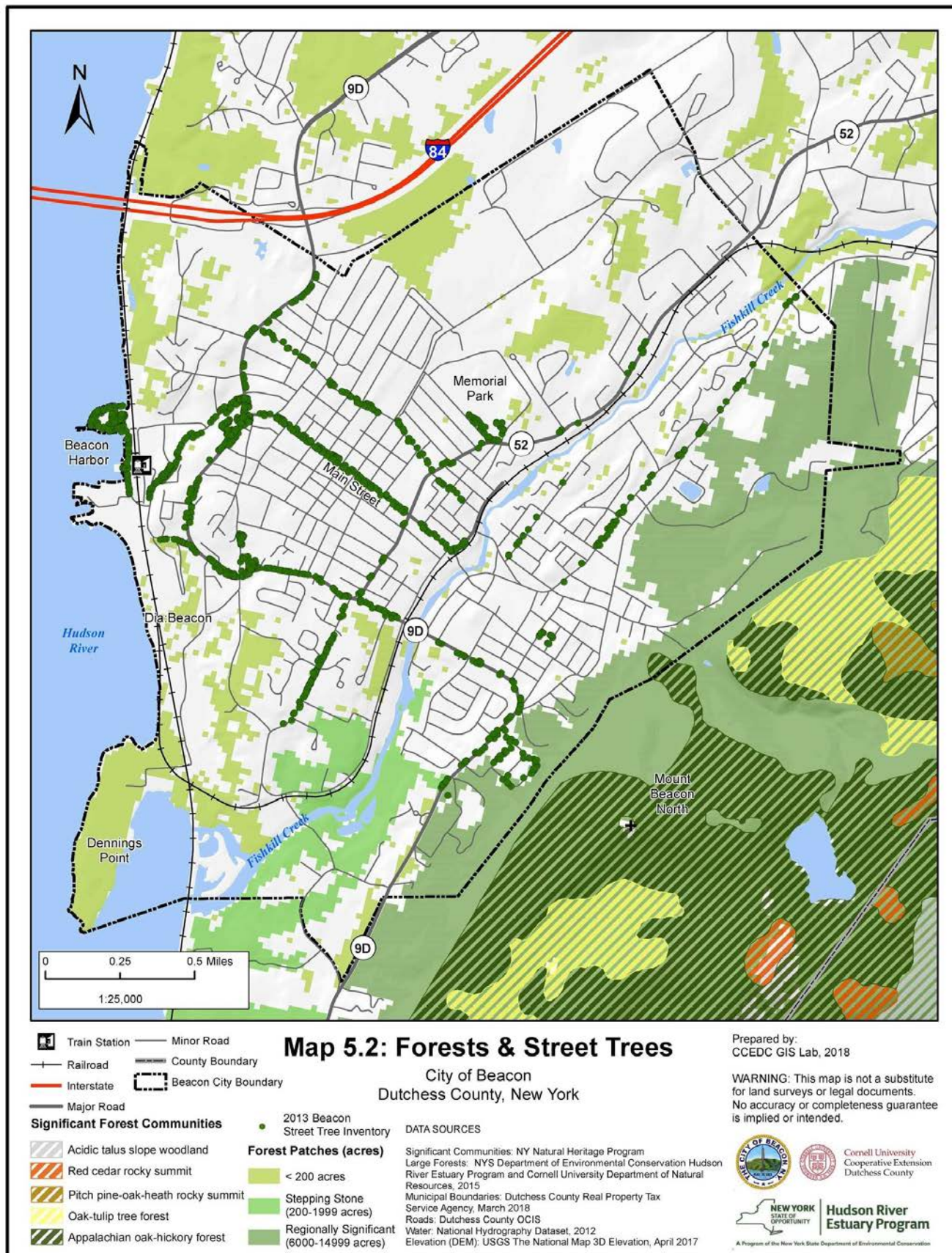
The Forests and Street Trees map, along with the Wildlife Habitat Index Map, can be used in concert with other NRI information to consider conservation and restoration opportunities in the city. Larger, intact wooded areas will benefit from conservation efforts that prevent further fragmentation. Streamsides and neighborhoods where there is limited canopy may present restoration opportunities that will improve quality of life for residents and improve stream habitat and water quality.

To protect forests:

- Keep large forests and mature forests intact and unfragmented;
- Minimize construction of new roads, houses, and other forms of development in forests, especially in large or mature forests;
- Concentrate any new development near existing developed areas;
- Maintain intact habitats between forest patches to allow for migration and dispersal of plants and animals;
- Avoid tree cutting on steep slopes, and leave tree crowns in the woods to conserve soil fertility and increase habitat diversity;
- Minimize gap size and road construction to prevent the establishment of non-native species (e.g., tree-of-heaven);
- Minimize off-road vehicle use, which damages vegetation, compacts soil and disturbs wildlife; and
- Update the 2013 Street Tree Inventory, and expand the planting of street trees for beautification, stormwater absorption, and temperature moderation.

This information largely comes from L. Heady Beacon Biodiversity Memo, Hudson River Estuary Program, and Hudsonia. For more information on these topics, see the References section.

Map 5.2 Forests and Street Trees



5.3 Habitats

Why This is Relevant to Beacon

Beacon is part of the Hudson Highlands, an area that is recognized by the state and nation for its incredible biodiversity. The Hudson River, its tributary streams, the toe-slopes of Mount Beacon, and the interspersed green spaces provide a variety of habitats for wildlife.

The presence of a variety of wildlife and plants keeps Beacon's environment healthy. It also provides for recreation like bird-watching and fishing. Many animals migrate to and from this area, like anadromous fish and migratory songbirds, so Beacon's environmental health also affects lands and waters far beyond its borders.

Running along Beacon's western border is a unique habitat type: the Hudson River Estuary. An estuary is a place where fresh and saltwater mix. The estuary here is home to an incredibly diverse array of plants and animals that depend on its waters for essential activities such as spawning and overwintering.

The Hudson River's waters flow cleaner today than they have in decades. Years of hard work by scientists, government officials, river lovers, and local environmentalists like the Seegers, have re-opened the Hudson's shores to swimming, fishing, and boating. Keeping this habitat clean benefits both humans and wildlife.

What This Map Shows

Beacon contains many different types of habitat, as illustrated by Hudsonia's habitat map for the city. Some of the most prevalent types are:

- Upland Hardwood Forest: These areas contain wildlife typical of "Appalachian oak-hickory" forest species, ranging from small grey tree frogs to large white-tailed deer.
- Cultural: Cultivated lawns, sports fields, and cemeteries are grouped into this category. These areas, though green, have low value for wildlife.
- Upland Meadow and Upland Shrubland: These areas are more open than forests, with lower tree canopy cover. Both are important areas for mammal forage, ground-nesting bird nest sites, and pollinating insects.

- Seeps and Hardwood/Shrub Swamp: Water resources like these are critical for wildlife. A seep is where the groundwater reaches surface-level and flows across land, while a swamp is a type of shrubby or forested wetland.
- Tidal Tributary Mouth: Areas where freshwater streams meet saltwater estuaries are extremely high in biodiversity.

Each habitat type has value on its own. When combined with surrounding areas, multiple habitats can create ideal conditions for wildlife that have different daily habitat needs, like a fox that may forage in a meadow and sleep in a forest.

Many species require multiple habitat types throughout their life cycles. For instance, some forest amphibians, like mole salamanders and wood frogs, must move to vernal pools to breed. Having connected habitats is vital to their survival.

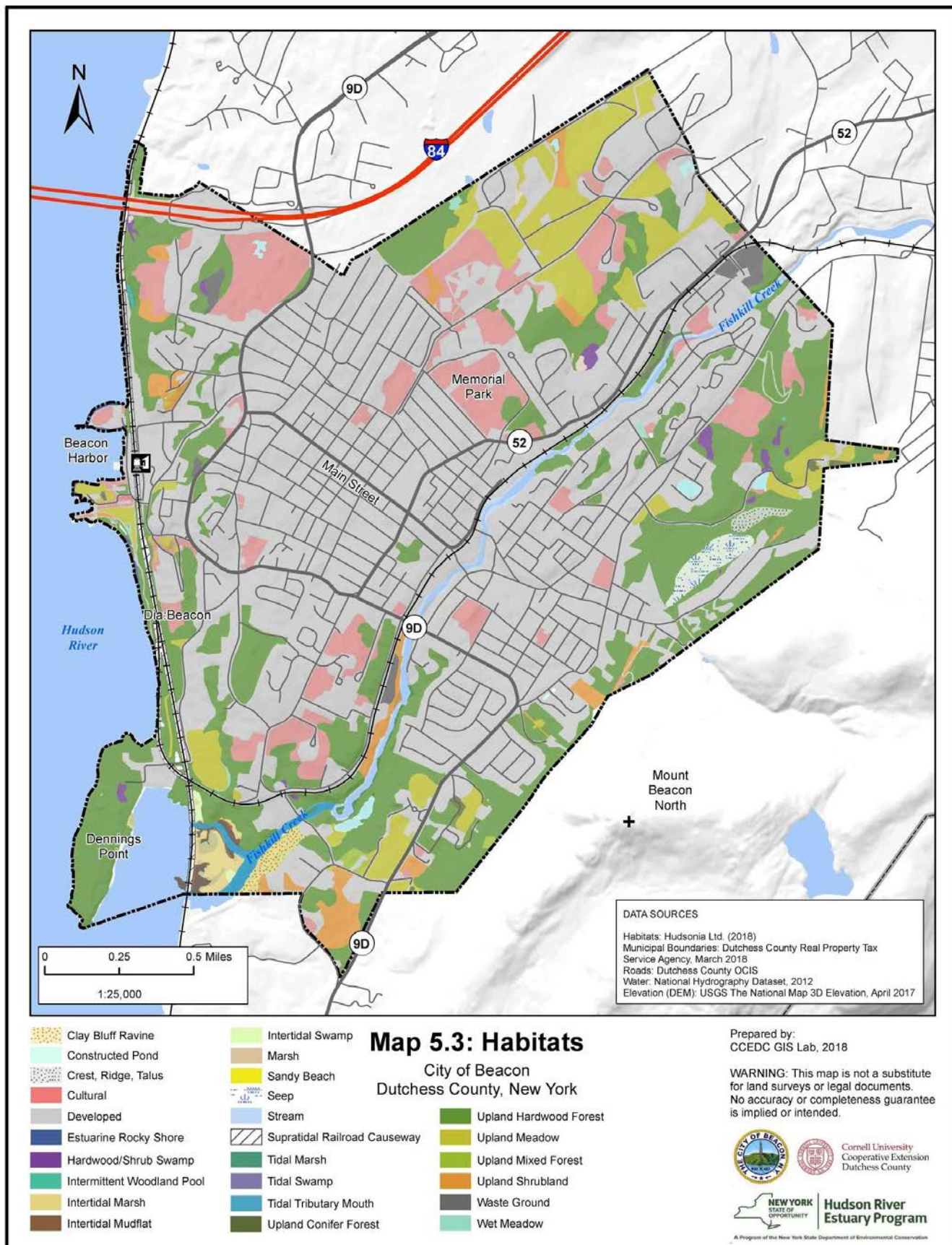
Implications for Decision-making

To protect habitats:

- Connect isolated green spaces to ensure that wildlife and plants can move, ensuring they can exchange genetic material so their populations stay healthy;
- Support this biodiversity and enhance Beacon's urban environment by encouraging green infrastructure, low-impact site design practices, and native plant landscaping;
- Consider the special value of the Fishkill Creek mouth when evaluating stormwater management aspects of site plans, as well as any projects that directly affect the stream banks or bed;
- Create a biotic management plan that includes removal of select invasive species to help maintain and increase populations of high-value species that are at risk; and
- Identify and protect vernal pools.

This information largely comes from L. Heady Beacon Biodiversity Memo, Hudson River Estuary Program, USFWS, and Hudsonia. For more information, see the References section.

Map 5.3 Habitats



5.4 Hudson River Coastal and Shoreline Habitat

Why These are Relevant to Beacon

The Hudson River is a tidal estuary, or a place where freshwater and saltwater mix. It hosts an extremely high amount of biodiversity. Shoreline habitats such as tidal marshes and mudflats support a great diversity of life and contribute to the economic significance of the Hudson River Estuary. The underwater plants, or submerged aquatic vegetation (SAV), in the estuary shallows along the Beacon waterfront improve water quality in the river and provide foraging and refuge habitat for invertebrates, fish, and waterfowl. Tidal wetland systems help filter pollutants and buffer shoreline properties by stabilizing the shoreline and providing protection from storm surge.

Beacon's shoreline is home to several rare plant species. Fishkill Creek is a major crossing point of the Hudson Valley for migratory raptors, and is an overwintering site for bald eagles. The mouth and lower section of Fishkill Creek (up to the first dam) are important spawning areas for multiple species of migratory fish, which travel from the Atlantic Ocean, up the Hudson River Estuary, and into its tributaries to spawn. The mouth of Fishkill Creek is also an overwintering area for striped bass. As such, it is a popular feeding area for heron and egret.

Several recreation and tourism attractions along the Beacon waterfront are based upon, or derive value from, the natural surroundings. Dennings Point Park, Long Dock Park, Klara Sauer Trail, and Pete and Toshi Seeger Waterfront Park are examples.

What This Map Shows

The western boundary of Beacon is the Hudson River Estuary. Its tidal influences are felt as far as Fishkill Creek to the first dam, approximately a mile upstream from the estuary. The mouth of Fishkill Creek, and the Hudson shoreline including Dennings Point and its bay, are recognized by the NYS Department of State as a Significant Coastal Fish and Wildlife Habitat. The Hudson River Estuary Program designated the estuary a Significant Biodiversity Area because it's a globally rare ecosystem that supports many threatened species as well as regionally important fisheries (Penhollow et al. 2006).

The mouth of Fishkill Creek supports a variety of tidal wetlands, including brackish intertidal mudflats, brackish tidal marsh, and SAV. These tidal wetlands are spawning and nursery habitats and a migratory pathway between the upper and lower estuary for anadromous and resident fish.

Implications for Decision-making

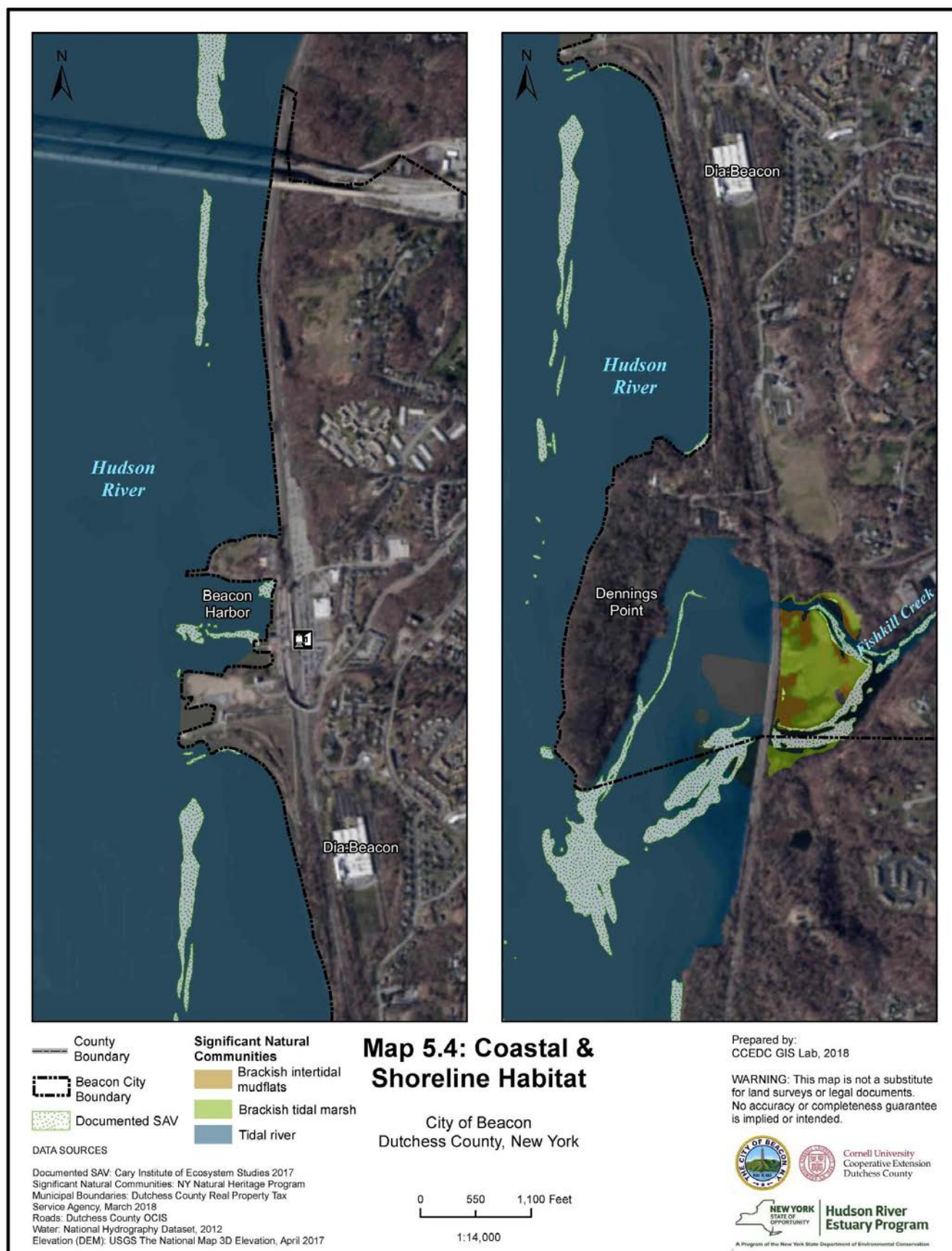
Water and habitat quality in the mouth of Fishkill Creek are heavily influenced by actions further up the watershed, including: upland development; modifications to stream banks and beds; and point and nonpoint source pollution. Global sea level rise is projected to fundamentally affect the shoreline of the Hudson River Estuary in the coming decades. Natural shorelines will allow for the inland migration of tidal and shoreline habitats as sea level rises.

To protect the Hudson River Shoreline:

- Avoid filling shallows and small wetlands;
- Restrict herbicide use along roads and railroads, which could destroy adjacent rare plant populations;
- Control point and nonpoint sources of water pollution throughout the watersheds;
- Restore and maintain broad buffer zones of natural vegetation along shorelines;
- Preserve natural features and minimize impervious surfaces in developments whenever possible;
- Use green infrastructure wherever possible to increase infiltration and/or treat stormwater runoff;
- Remove dams where practical to restore tidal and upstream habitat;
- Require mapping of all tidal wetlands on plans for projects along the Hudson River shoreline;
- Require a building buffer from the mean high tide mark of the Hudson River;
- Protect and restore naturally vegetated areas;
- Take steps to stop water chestnut invasion around the mouth of Fishkill Creek; and
- Control shoreline and streambank erosion using living shorelines or ecological materials.

This information largely comes from US Fish & Wildlife Service, NYS Department of State, DEC Hudson River Estuary Program, and L. Heady. For more information on these topics, see the References section.

Map 5.4 Coastal and Shoreline Habitat



5.5 Plants and Animals of Conservation Concern

Why This is Relevant to Beacon:

The presence of rare plants and animals in Beacon adds to the city's significance for New York State biodiversity. Rare biota are one of the most vulnerable parts of the ecosystem. Their continued existence in turn supports the health of a full ecosystem and keeps it biodiverse as well as high-functioning. A diverse system is more sustainable and adaptable in the long run.

Some rare biota are important for medical or industrial purposes, and their applications may not yet be fully realized. Other rare plants and animals may be of interest to eco-tourists.

The New York Natural Heritage Program keeps a statewide database on the status and location of rare species and natural communities.

What This Map Shows

The identified Important Areas for rare plants and animals represent the lands and waters needed to support the continued presence of species of conservation concern. Not surprisingly, they coincide to a high degree with areas recognized for other natural resources, such as large forest blocks, high-value wildlife habitat, water resources, and significant natural communities.

The areas that are most important for rare animals are primarily located along the shoreline of the Hudson River and in the southern and eastern portions of Beacon. A state and federally-endangered species of bat uses the forests. Likewise, interior forest species of birds, like wood thrush and scarlet tanager, can be found in Beacon and its vicinity. Both species are considered Species of Greatest Conservation Need by DEC.

Important areas for rare plants encompass Dennings Point and the mouth of Fishkill Creek. They have also been recognized by New York's Department of State as Significant Coastal Fish and Wildlife Habitat. It also supports a regionally important fishery and globally rare ecosystem.

Migratory fish, like alewife and blueback herring, use the creek for spawning, foraging, and refuge.

Submerged aquatic vegetation creates safe habitat for fish as well as waterfowl and aquatic invertebrates. Both Atlantic and shortnose sturgeon, both federally endangered species, can be found in the nearby deep waters. Bald eagle, which are considered a threatened species in New York, forage and nest in the area. Other raptors such as osprey can be found along the creek, especially during migration periods.

Concentrating development away from the Important Areas, including conserving high-quality wildlife habitat, will help ensure that rare animals and plants survive. Other, more common species will also benefit from protection of these ecosystem areas, and will help keep Beacon's environment healthy.

Implications for Decision-making

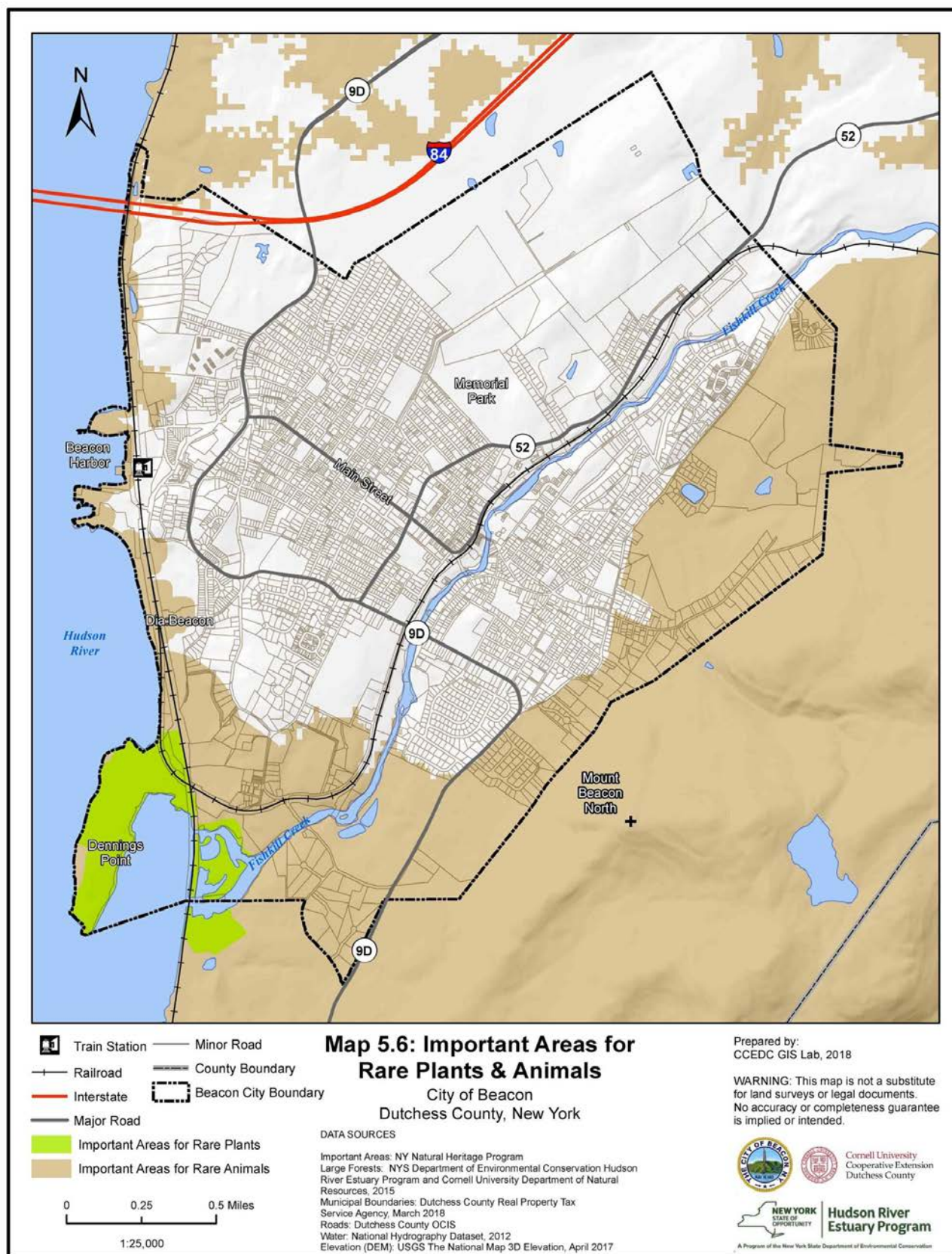
Because successful conservation of rare species requires protecting their habitats, this map should be considered alongside the maps of Wildlife Habitat Index; Forests and Street Trees; and Hudson River Coastal and Shoreline Habitat maps. Proactive planning that considers how species move across the landscape, with careful attention to maintaining connected habitat complexes, will contribute to the long-term survival of rare animals and to the persistence and dispersal of rare plants.

To protect Rare Plants and Animals:

- Use the [New York Natural Heritage Program Online Conservation Guides](#) to identify species-specific threats, conservation strategies, and management practices;
- Continue to work in partnership with the Hudson River Estuary Program and the New York Natural Heritage Program to develop and implement holistic conservation strategies for rare animal and plant habitat;
- Minimize disturbance to and fragmentation of the Important Areas and surrounding lands; and
- Minimize or eliminate use of motorized vehicles in Important Areas.

This information largely comes from Beacon Biodiversity Memo (L. Heady), HREP NRI Guide, and NYS Department of Environmental Conservation. For more information on these topics, see the References section.

Map 5.5 Important Areas for Rare Plants and Animals



6.0 Land Cover and Greenspaces/ Protected Areas

Why These are Relevant to Beacon

Patterns of human land uses and natural land cover strongly influence water resources and biological communities. Changes in natural land cover (especially forests, floodplains, and wetlands) accompanying conventional development often result in substantial increases in impervious surfaces (e.g., roofs, parking lots, and roads) and can drastically alter water quality.

Land cover types can generally be classified into two categories: “pervious surfaces,” or areas where rainwater can be absorbed, and “impervious surfaces,” where rainwater runs off. Understanding the locations of these land cover types can help determine where flooding risks are highest, as well as where vegetated buffers exist or may be needed near surface water bodies.

Open spaces and protected areas provide many ecological services. They may have high biodiversity, act as havens for wildlife, provide recreational opportunities, mitigate flooding from large precipitation events, and generate ecotourism revenue.

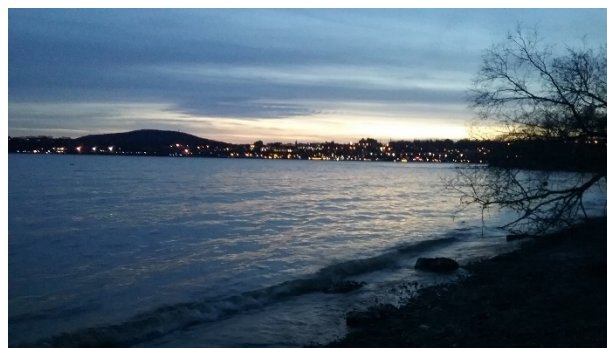
Implications for Decision-making

Land cover information can be used to help determine potential risks and opportunities, such as the mitigation of stormwater runoff and protection of water quality. One key value of mapped open space (or greenspace) and protected areas is to show how protected areas relate to each other, and where there may be opportunities to better connect these protected areas for trails, wildlife habitat, stream corridor protection, park enhancement, etc.

The information in this section largely comes from the City of Beacon Comprehensive Plan (2007), Comprehensive Plan Update (2017), the National Fish & Wildlife Service, and Hudson River Estuary Program. For more information on these topics, see the References section.



Increasing pervious surfaces helps reduce flooding and protect water quality of Fishkill Creek, pictured here.



An evening view from Scenic Hudson's Long Dock is pictured here.



Artists perform at Pete & Toshi Seeger Riverfront Park, pictured here.

6.1 Land Cover

Why This is Relevant to Beacon

“Pervious” or permeable areas allow water to infiltrate underlying soils. When precipitation falls on natural areas like forests and wetlands, stormwater swales, and even pervious pavement, it can soak into the ground and become groundwater.

Water cannot percolate through “impervious” surfaces, however. When rainwater hits surfaces like asphalt, concrete, roof shingles, and bedrock, it runs off and cannot soak into the ground. These surfaces also can contribute to urban heating.

The negative impacts of impervious surfaces can be offset by conserving and restoring areas of natural cover. This will be especially important as storm intensities and air temperatures continue to increase due to climate change.

What This Map Shows

Impervious surface from commercial and residential development is spread across the city, with the highest degree of development---seen in dark red on the map---centering around Main Street. It also spreads along the Route 52 and 9D corridors.

There is a partial ring of natural cover types around the city, especially to the south and east. These pervious areas are primarily deciduous and evergreen forest (in green on the map), occurring primarily in public open space and protected areas. Other natural cover types on the map include wetlands, open water, and mixed forest, as well as hay/pasture land (yellow), developed-open space (light pink), and developed-low intensity (medium pink), which often represent pervious areas of mowed lawns and managed fields.

Implications for Decision-making

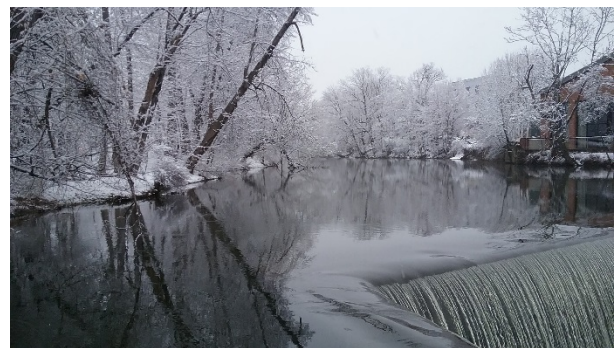
It’s not surprising that an urban community like Beacon has high-density development, but the

resulting impervious cover can contribute to increased stormwater flow and flooding.

To reduce impervious surfaces:

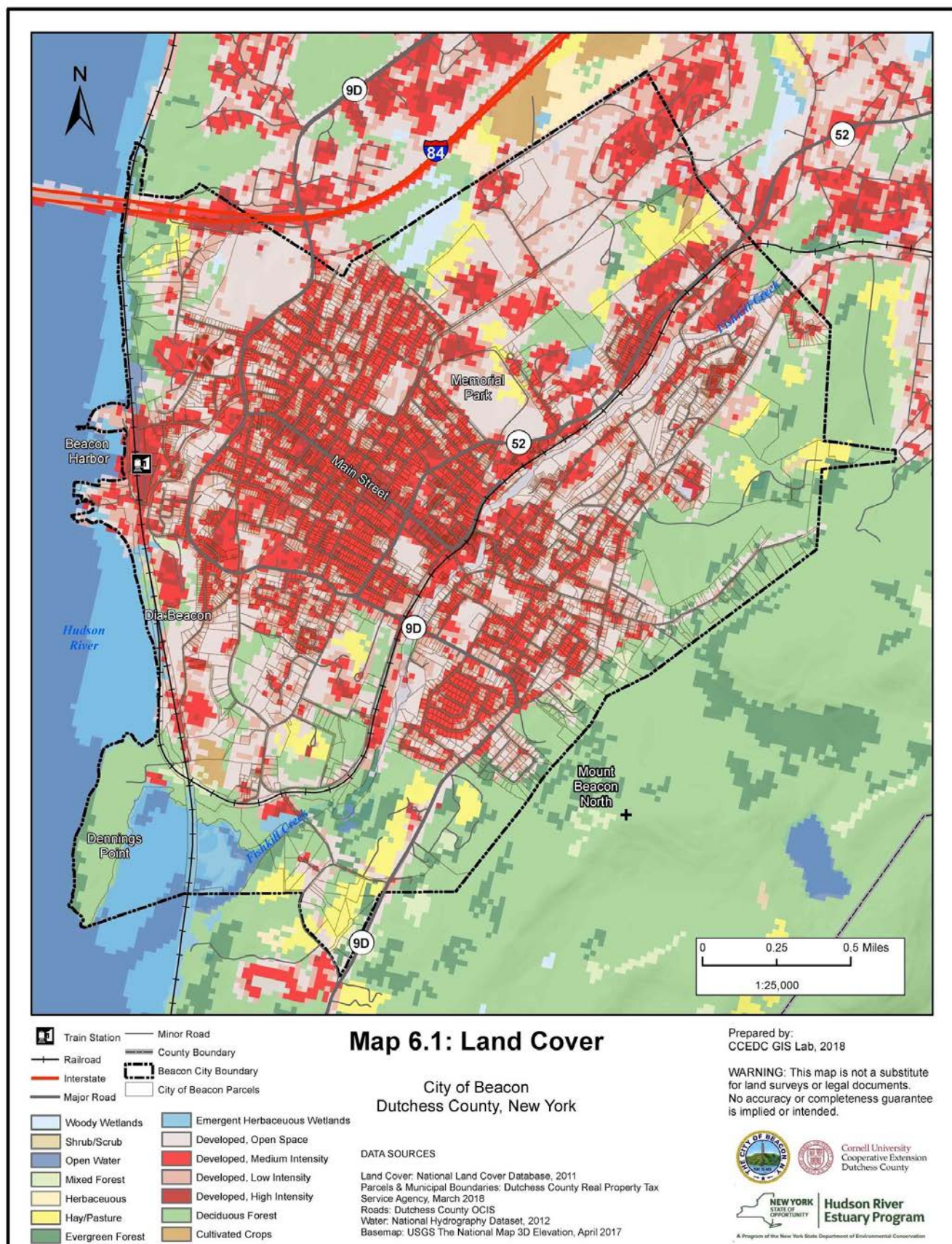
- Promote development practices and restoration projects that improve conditions and help Beacon to be more resilient to climate change and related intense storms;
- Offset the creation of new development with creation of new pervious surfaces elsewhere, which would lower flood risk throughout the city;
- Keep a large buffer of natural vegetation around waterways, especially wetlands and Fishkill Creek;
- Support green infrastructure like pocket parks, rain gardens, and green roofs, which can mitigate effects of impervious surfaces; and
- Encourage homeowners to convert their mowed lawns to meadows, which are more effective at absorbing stormwater.

This information largely comes from the City of Beacon Comprehensive Plan (2007), Comprehensive Plan Update (2017), the National Fish & Wildlife Service, and Hudson River Estuary Program. For more information on these topics, see the References section.



Natural vegetation helps to absorb stormwater that runs off impervious surfaces, like roads, during precipitation events. Increasing natural areas and pervious surfaces can help to reduce flooding and protect water quality of Fishkill Creek (pictured here).

Map 6.1 Land Cover



6.2 Open Space and Protected Areas

Why This is Relevant to Beacon

Beacon is known for its exceptional “greenspaces,” which are large natural areas, parks, and protected lands in an urban environment. They provide scenic views and recreational opportunities, and increase the health and happiness of residents and visitors. They are also significant sources of ecotourism revenue.

Ecologically, these protected areas are biodiversity strongholds. They provide many ecosystem services, including wildlife habitat, water and air purification, and stormwater runoff and floodwater mitigation.

What This Map Shows

Beacon has a mix of open spaces, ranging from small pocket parks to 100+ acre conserved lands. This map shows the mosaic of land ownership across Beacon’s open space areas.

As seen on the map, these open areas are primarily owned and protected by:

The City of Beacon, including:

- Memorial Park
- Pete & Toshi Seeger Riverfront Park
- South Ave Park
- Green Street Park

The State of New York, including:

- Dennings Point
- University Settlement Camp

Dutchess County, including:

- Hiddenbrooke

Scenic Hudson Land Trust, including:

- Scenic Hudson’s Long Dock Park
- Madame Brett Park
- Mount Beacon trailhead area (and a portion of the park, located beyond Beacon’s boundaries)

Implications for Decision-making

In unprotected areas of high natural resource values, such as large undeveloped parcels, wetlands, stream corridors, and land with steep slopes, further land protection may be desirable. Different municipal, county, state, and nonprofit partners may have different tools available for protecting further land, including parkland acquisition, development rights purchases (conservation easements), and/or conservation subdivisions.

To support these natural resources:

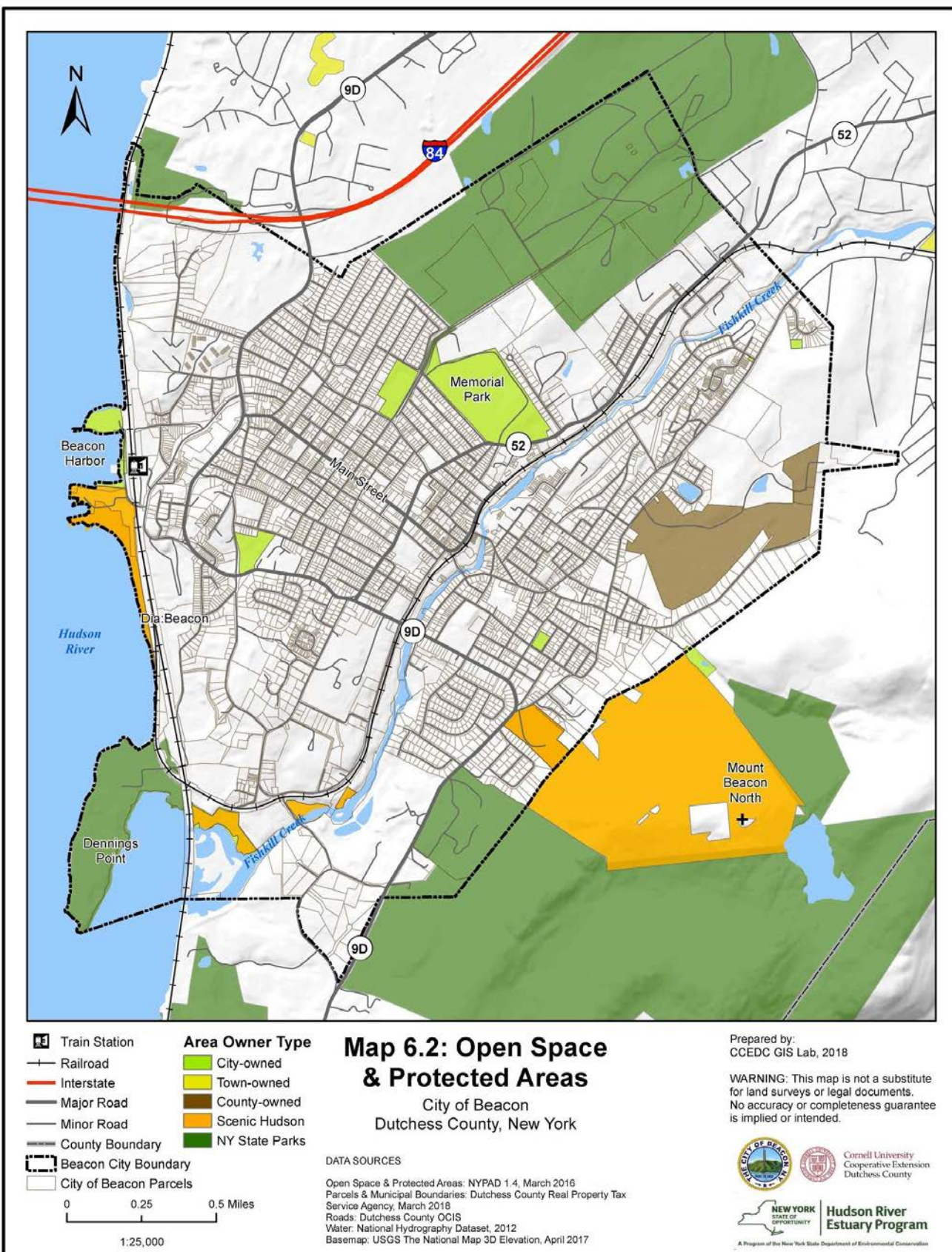
- Encourage the creation of an Open Space Inventory by the CAC, which will aid in prioritization of important natural areas in the city;
- Subsequently develop an Open Space Plan with strategies to conserve priority areas; and
- Encourage the creation of an Urban Design Plan with recommendations of interspersed pocket parks on undeveloped lots, which can both increase ecological services and community engagement.

This information largely comes from the City of Beacon Comprehensive Plan (2007), Comprehensive Plan Update (2017), and Hudson River Estuary Program. For more information on these topics, see the References section.



Beacon has multiple public open space areas made possible by various conservation partners, including this view of Memorial Park during an Independence Day celebration.

Map 6.2 Open Space and Protected Areas



7.0 Scenic, Cultural and Recreational Resources

Why These are Relevant to Beacon:

The identity of Beacon today is inseparable from the cultural history of the city's past. As Beacon builds its way into the future, insight from the city's history illuminates where the city has been, and where it is going.

Beacon's built environment, including storied religious institutions, former factories, and other historic sites, reflects its culture and history. Similarly, Beacon's natural resources, including the Hudson River, Fishkill Ridge, Fishkill Creek, and beyond create a sense of place and belonging to the city's identity as one rich in scenic and recreational resources.

The City of Beacon uniquely offers a mix of cultural heritage and outdoor recreational opportunities that few municipalities in the Hudson Valley can match. It is important to identify the full range of Beacon's opportunities in order to weigh the impacts of the city's development and growth against strategies for preserving Beacon's unique culture and environment.

This section's three maps outline Beacon's scenic, cultural, and recreational resources and offers implications for policy decisions.



Looking downriver from Long Dock Park. Photo by Zoë Markwalter.



Historic Main St buildings.

7.1 Scenic Resources

Why This is Relevant to Beacon

The New York Department of State's Scenic Areas of Statewide Significance report recognizes the Hudson Valley region for its unique, highly scenic landscapes of outstanding quality that are accessible to the public. The wealth of accessible scenic viewpoints in Beacon draws local citizens and tourists alike and helps to define the character of the city. Beacon is beautifully situated between the Hudson River to the west and the mountains of Fishkill Ridge to the east, with Fishkill Creek running through the middle. These natural features lie within the Hudson Highlands, which is a region that the state of New York recognizes for its high scenic quality. Beacon's location affords the city numerous scenic resources that provide cultural and economic value, while contributing to the preservation of open space and habitat. These scenic resources are vital to Beacon's high quality of life and growing tourism industry. The City of Beacon's Comprehensive Plan includes recommendations to protect the city's scenic resources as part of its plan for future development.

What This Map Shows:

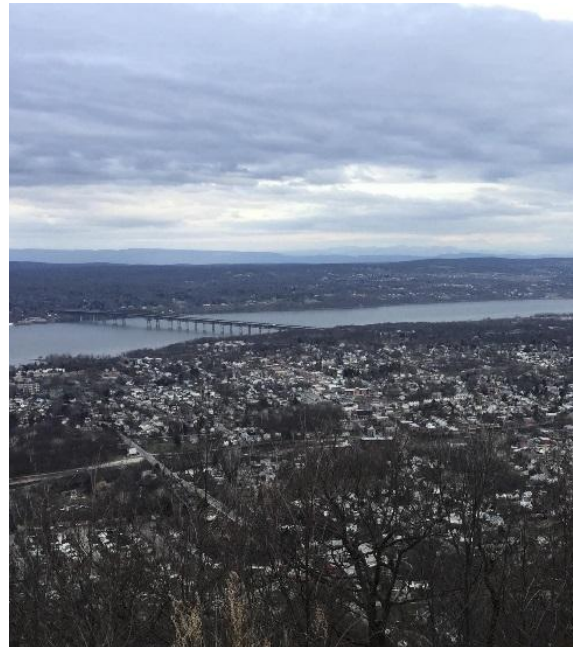
Beacon has three primary natural scenic viewsheds: The Hudson River, Fishkill Creek, and Fishkill Ridge, which includes Mount Beacon.

- Long Dock Park, Riverfront Park, and Dennings Point afford direct river viewpoints with walking trails, playground equipment, picnic areas, fishing areas and boat launching facilities.
- The Greenway Trail and Madam Brett Park offer access to Fishkill Creek for walking, biking, fishing, and bird watching.
- Mount Beacon Park and its interconnected trails offer views of the entire city of Beacon and beyond, including Fishkill Creek, the Hudson River, the mountains of the Hudson Highlands, and the Shawangunk Ridge.

Implications for Decision-making:

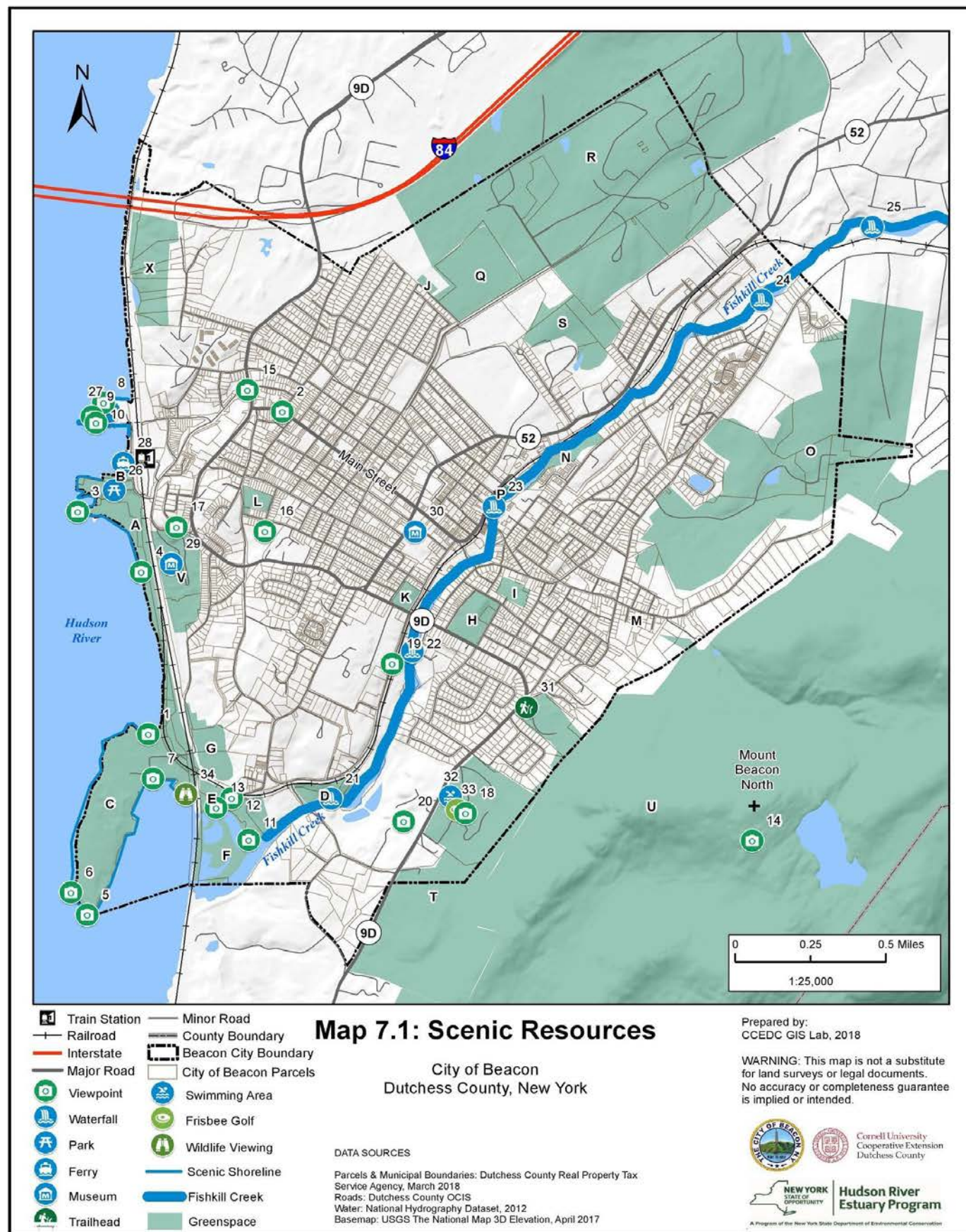
- Ensure that preserving Beacon's scenic resources and viewsheds remains a top priority during any development plans that affect the city's three primary scenic viewsheds: the Hudson River, Fishkill Creek, and Fishkill Ridge, which includes Mount Beacon;
- Seek to expand direct access to the Hudson River for outdoor recreation; and
- Create multi-use linkages (e.g., walking and biking paths) that connect Beacon's three main scenic areas, to increase accessibility for residents and tourists.

This information largely comes from New York State Department of State's Scenic Areas of Statewide Significance report, City of Beacon Comprehensive Plan, and The National Register of Historic Places. For more information on these topics, see the References section.



View of Beacon from Mount Beacon Summit.

Map 7.1 Scenic Resources



7.2 Cultural Resources

Why This is Relevant to Beacon

Beacon has a rich cultural history, including Native American settlements, well-preserved colonial landmarks, and a plethora of historic buildings that highlight the city's colonial and industrial past. Beacon's built environment - from the buildings that house businesses on Main Street to the historic landmarks - form part of the cultural fabric of Beacon's identity. As former factories get converted into condominiums, hotels, and other businesses, and the renovation of the city's historic brick buildings create new shops and restaurants, it is more important than ever to honor Beacon's past as the city builds its future. Beacon's Comprehensive Plan states that residents regularly cite the city's historical and cultural legacy as a point of pride and distinction.

What This Map Shows

Main Street in Beacon, as well as its environs, is dotted with cultural and historical landmarks including Madam Brett Homestead Museum, Howland Library, Howland Cultural Center, DIA:Beacon, Mount Gulian Historic Site, and many more. Beacon contains many historic religious institutions such as St. Luke's Episcopal Church, Reformed Dutch Church of Fishkill Landing, United Methodist Church, St Lawrence Friary, Carmelite Communion Nunnery, and the Beacon Hebrew Alliance.

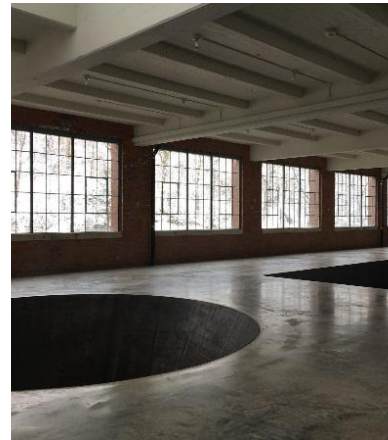
Beacon also contains a number of scenic buildings and structures on the National Register of Historic Places, including:

- Howland Cultural Center;
- Mt. Beacon Inclined Railway;
- Mt. Beacon Fire Observation Tower;
- Tioronda Bridge (former);
- Eustatia; and
- Lower Main Street Historic District.

Implications for Decision-making

- Consider preserving historic structures, even ones not listed on the State or National Registers of Historic Places. If modified, consider how best to retain historical character, and incentivize maintenance;
- Periodically evaluate historic sites, structures and buildings within the city for proposal for inclusion on the State or National Registers of Historic Places; and
- Research, identify, and honor pre-colonial historic sites, including those of importance to Beacon's indigenous people.

This information largely comes from the City of Beacon's Comprehensive Plan and the Dutchess County NRI. For more information on these topics, see the References section.

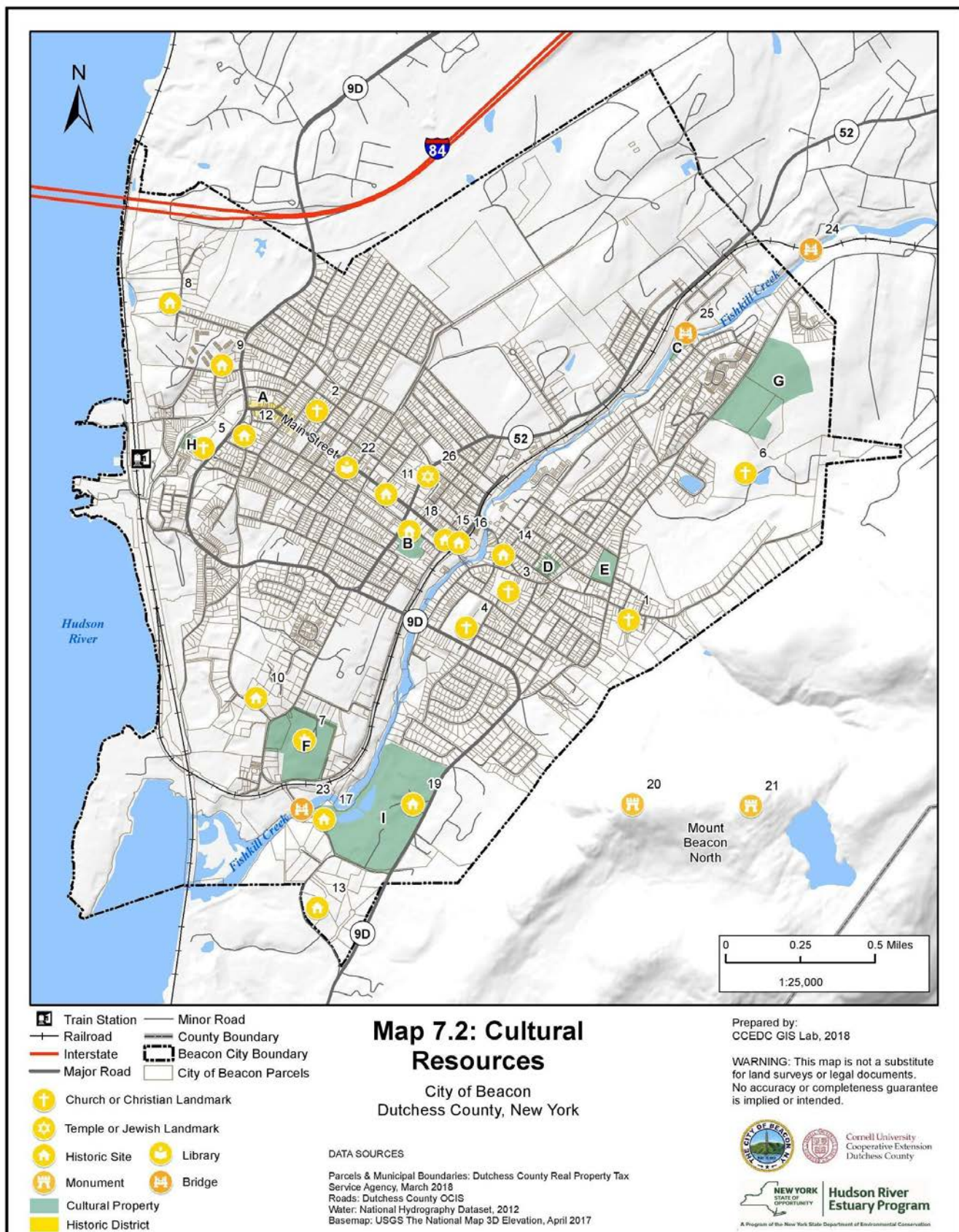


Dia:Beacon.



Howland Cultural Center

Map 7.2 Cultural Resources



7.3 Recreational Resources

Why This is Relevant to Beacon

Recreational opportunities abound in Beacon. Indeed, the city is known for the diversity of high-quality outdoor activities right at its doorstep. One can hike Mount Beacon, cast a line in Fishkill Creek, and birdwatch along the Hudson River. Hiking, biking, fishing, boating, wildlife viewing, playgrounds, sport fields and courts, and more greet the recreation enthusiast looking for a chance to get outside. The city's public parks such as Memorial Park and Pete and Toshi Seeger Riverfront Park, combined with Scenic Hudson-owned parks like the Mount Beacon Park trailhead, Long Dock Park, and a unit of Hudson Highlands State Park at Dennings Point, provide the outdoor enthusiast or the casual citizen with ample recreational opportunities within the city's neighborhoods, or among its protected mountains, woods, creeks, and trails.

The Greenway Trail is a success story of Beacon public policy and public-private partnerships that is worth noting. Once complete, the Trail will offer continuous exposure to nature and provide walking and biking opportunities along the Fishkill Creek to the Hudson River.

What This Map Shows

Beacon contains a wide variety of recreational resources that belies the city's small size:

- Sport fields and courts for basketball, soccer, tennis, football, baseball and softball, a frisbee golf course, fishing piers, a skatepark, track, and more can all be found within the city's public parks such as Memorial Park, Greene Street Park, South Avenue Park, and at The Settlement Camp. Additionally, Southern Dutchess Country Club offers golf.
- Beacon's parks boast five picnic pavilions, several picnic areas, four playgrounds, an official dog park, a natural play area, and miles of walking paths.
- Beacon offers swimming at the Beacon Pool at The Settlement Camp, Riverpool in the Hudson River (pictured right), lap swim and open swim at the Beacon High School pool, and community pool membership at Southern Dutchess Country Club.
- Nature is always nearby with miles of hiking trails, mountains, waterfalls, creeks, and the

Hudson River. The city park of Hiddenbrook, Scenic Hudson parks such as Long Dock Park, Madam Brett Park, and Mount Beacon, Hudson Highlands State Park's Dennings Point, and more all offer opportunities for exploring Beacon's natural environment.

Implications for Decision-making

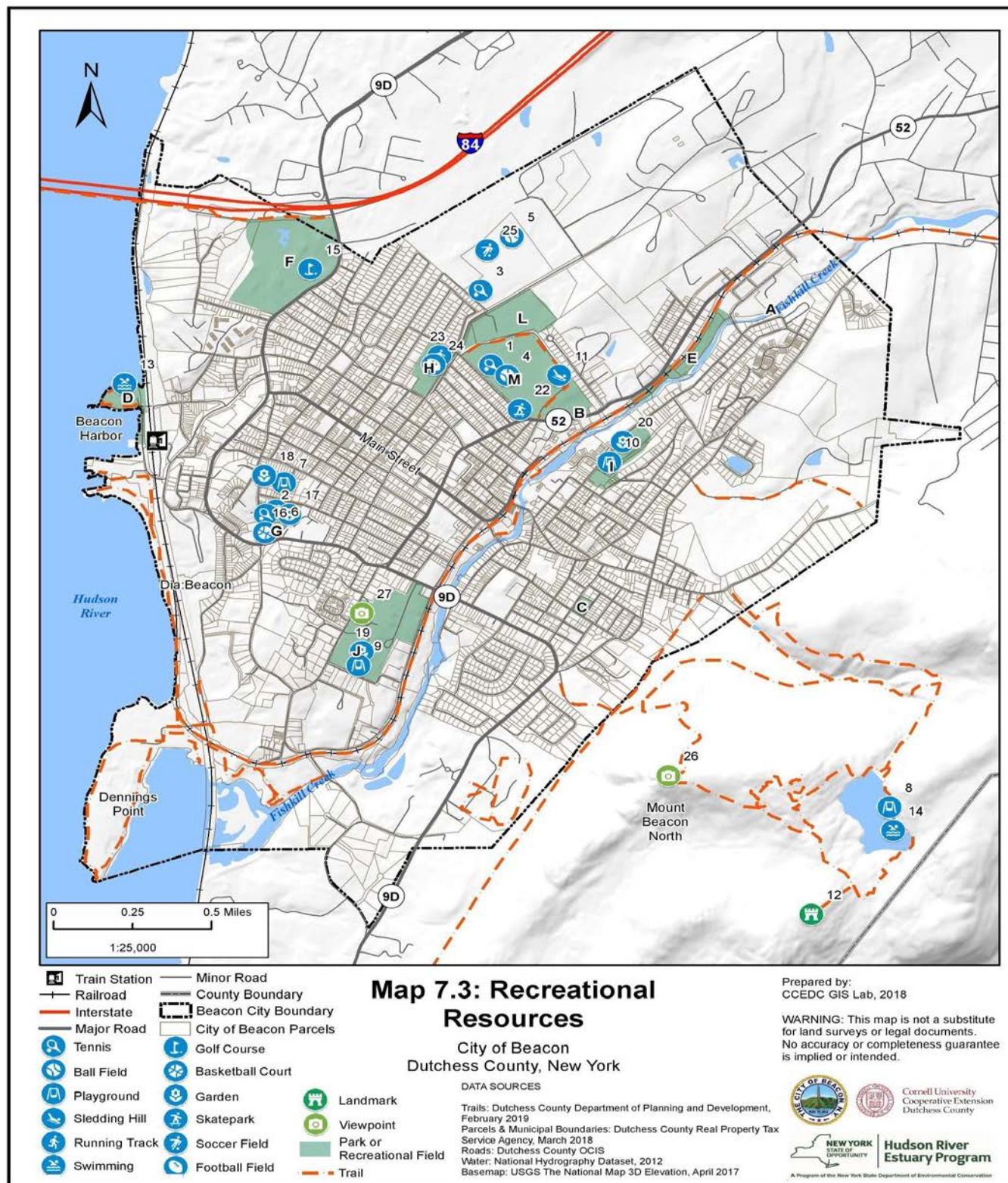
- Maintain and, where possible, increase access to the Hudson River and Fishkill Creek;
- Preserve open space and protect large tracts of forest, field, and waterfront;
- Ensure that various recreational opportunities are accessible to all and for all;
- Partner with non-profit partners like Scenic Hudson and state entities like NYS Office of Parks, Recreation, and Historic Preservation for the effective management of their properties within the city limits; and
- Consider adding more land dedicated to recreation to meet the National Recreation and Park Association's standard of 10 acres per 1,000 residents.

This information largely comes from City of Beacon Parks and Recreation, and Scenic Hudson. For more information on these topics, see the References section.



The Riverpool at Riverfront Park.

Map 7.3 Recreational Resources



8.0 Current and Future Challenges: Population Growth, Water Supply, and Climate Change

Why This is Relevant to Beacon

Population growth and climate change are pressing global challenges. By 2050, the human population vulnerable to floods is expected to at least double to two billion. Through this lens, Beacon's current and future challenges are part of a global trend and are directly related to human safety and quality of life.

Communities anticipating future changes have the ability to ensure that they will continue to thrive naturally and economically. Beacon is uniquely situated in nature with advantageous proximity to New York City, a metropolitan hub of commerce, international and cultural distinction, theatre, music, visual, and culinary arts.

The combination of Beacon's and neighboring towns' historic industrial buildings, and its proximity to the Metro North, makes Beacon both a residential and commuter city of interest to long-standing and incoming residents and businesses alike. These uncommon qualities that support economic diversity are worth utilizing and protecting for future generations by protecting the natural environment and, in turn, human health.

What These Tables Show

Tables to the right show statistics of historic and future population growth projections in Beacon and neighboring communities. The Census revised the Beacon population and group quarters numbers downward in 2012 because it originally included prison population in the Town of Fishkill. However, the underlying numbers were not revised, so categories like race and ethnicity were substantially distorted by the over-counted prison population. Therefore the numbers as presented are unreliable until the 2020 Census is completed and longer trends are evident.

Implications for Decision-making

- Revisit low-impact areas for high-density development;
- Increase public transportation;
- Incentivize green infrastructure;
- Develop land trust solutions for city-held property;
- Educate residents on conservation; and
- Create a city-wide sustainability policy specific to development.

Population statistics of Beacon and surrounding communities shows population increase of 10.9% in Beacon over 35 years (excerpted from the Beacon Comprehensive Plan).

Table 3-1: Population of the City of Beacon & Surrounding Communities, 1980 to 2015

Year	City of Beacon	City of Newburgh	City of Poughkeepsie	Town of Wappinger	Town of Fishkill
Population Count					
1980	12,937	23,438	29,757	26,776	15,506
1990	13,243	26,454	28,844	26,008	17,655
2000	13,808	28,259	29,871	26,274	19,256
2010	14,599	28,866	31,045	27,048	23,049
2015	14,347	28,290	30,371	N/A	N/A
Percent Change					
1980-1990	+2.4%	+12.9%	-3.1%	-2.9%	+13.9%
1990-2000	+4.3	+6.8%	+3.6%	+1.0%	+9.1%
2000-2010	+5.7%	+2.1%	+3.9%	+2.9%	+19.7%
2010-2015	-1.7%	-2.0%	-2.2%	N/A	N/A
1980-2015	+10.9%	+20.7%	+2.1%	N/A	N/A

Source: US Census Bureau, Decennial Censuses & 2015 Annual Resident Population Estimate.

Table of Beacon and surrounding communities between 2010 and 2021 forecasts an additional 10% increase in Beacon. Projected increase in surrounding towns is less than 5%.

Table 3-2: Population of the City of Beacon & Surrounding Communities, 2010-2021

Year	City of Beacon	City of Newburgh	City of Poughkeepsie	Town of Wappinger	Town of Fishkill
2010 (historic)	14,599	28,866	31,045	27,048	23,049
2021 (forecasted)	16,054	30,473	31,964	28,265	23,600
Change, 2010-2021	+10.0%	+5.6%	+3.0%	+4.5%	+2.4%

Source: US Census Bureau, 2010 Decennial Census & ESRI Population Forecasts, 2021.

Table of Beacon's ethnic and racial communities shows a decline of Black, Asian, and Latino communities in the four years immediately following a population surge.

Table 3-3: Population by Mutually Exclusive Race-Ethnicity, City of Beacon, 2000 to 2014

	Count			Change	
	2000	2010*	2014	2000-2010	2010-2014
Total population	13,808	14,599	14,437	+12.6%	-7.1%
White, non-Hispanic	8,377	7,828	8,211	-0.5%	-1.5%
Black or African American, non-Hispanic	2,556	3,036	2,494	+26.4%	-22.8%
Asian/Other, non-Hispanic	232	333	312	+53.0%	-12.1%
Two or more races, non-Hispanic	309	378	499	+30.1%	+24.1%
Hispanic or Latino	2,334	3,024	2,921	+37.9%	-9.3%

Note: (*) Race and ethnicity population estimated for 2010 by Urbanomics based on the 2010 Decennial Census and following population count revision released by the US Census Bureau on 10/22/2012.

Source: US Census Bureau, 2000-2010 Decennial Censuses & ACS 2010-2014 5-Year Estimate.

This table reflects Housing supply comparison of Beacon to Dutchess County. From 2000 - 2010 Beacon's supply increased about half as much as the county. From 2010-2014, both growth rates slowed, but Beacon's supply was greater than the county's.

Table 3-6: Housing Supply

	Count			Percent Change	
	2000	2010	2014	2000-2010	2010-2014
City of Beacon	5,406	5,715	5,862	+5.7%	+2.6%
Dutchess County	106,103	118,638	118,848	+11.8%	+0.2%

Source: US Census Bureau, 2000-2010 Decennial Censuses & ACS 2010-2014 5-Year Estimate.

The information for Chapter 8 largely comes from the US Census Bureau, the City of Beacon's Comprehensive Plan, the Dutchess County NRI, the City of Beacon Parks and Recreation, and Scenic Hudson. For more information on these topics, see the References section.

8.1 Current and Future Challenges: Development

Why This is Relevant to Beacon

Beacon is facing a potential 30% population growth by 2035 if every major undeveloped or underdeveloped parcel in the city is fully built-out and occupied. Population increase is inevitable, and Beacon's is a result of growing families, the elderly wishing to remain in Beacon, and an influx of new people seeking residency in Beacon and neighboring communities.

Any increase of human population means more cars, more emissions, more waste management, more energy use, and more environmental pressures. Focusing new development in walkable, bike and transit-friendly city centers dramatically decreases the vehicle miles traveled, energy consumption, greenhouse gases, impervious surfaces, and water usage per household.

At the time of this writing (2019), Beacon's transportation infrastructure is being updated. For instance, aging sidewalks are being replaced and, in some areas, installed for the first time. Traffic patterns are being considered as pedestrian, bicycle, and other recreational traffic increases in areas that were once dominated by cars.

Impervious surfaces increase when vegetated areas are converted to roads, parking lots, and rooftops. This means that waterflow from storms and flooding will not absorb into the earth. Increased runoff changes nearby waterways. It may negatively affect aquatic life and water quality, while causing erosion to stream banks.

What This Map Shows

This is a future land use map from the City of Beacon Comprehensive Plan, dated April 14, 2017.

Implications for Decision-making

Beacon can continue to act as a lead city in the environmental restoration process by converting old factories to mixed commercial and residential communities. Additionally, Beacon can support collaborative research and redevelopment of existing impacted sites (such as abandoned buildings) among neighboring towns for businesses and residential units. The discussion of Beacon's population, development, and water supply are inherently tied to environmental protection.



West End Lofts on Wolcott Ave includes 73 affordable-workforce artist lofts, a new short-cut walking path down to the Train Station, and a restored river view from the Beacon Street intersection.



New sidewalks being installed along the east end of Main Street in June 2019.

Map 8.1 Future Land Use Map

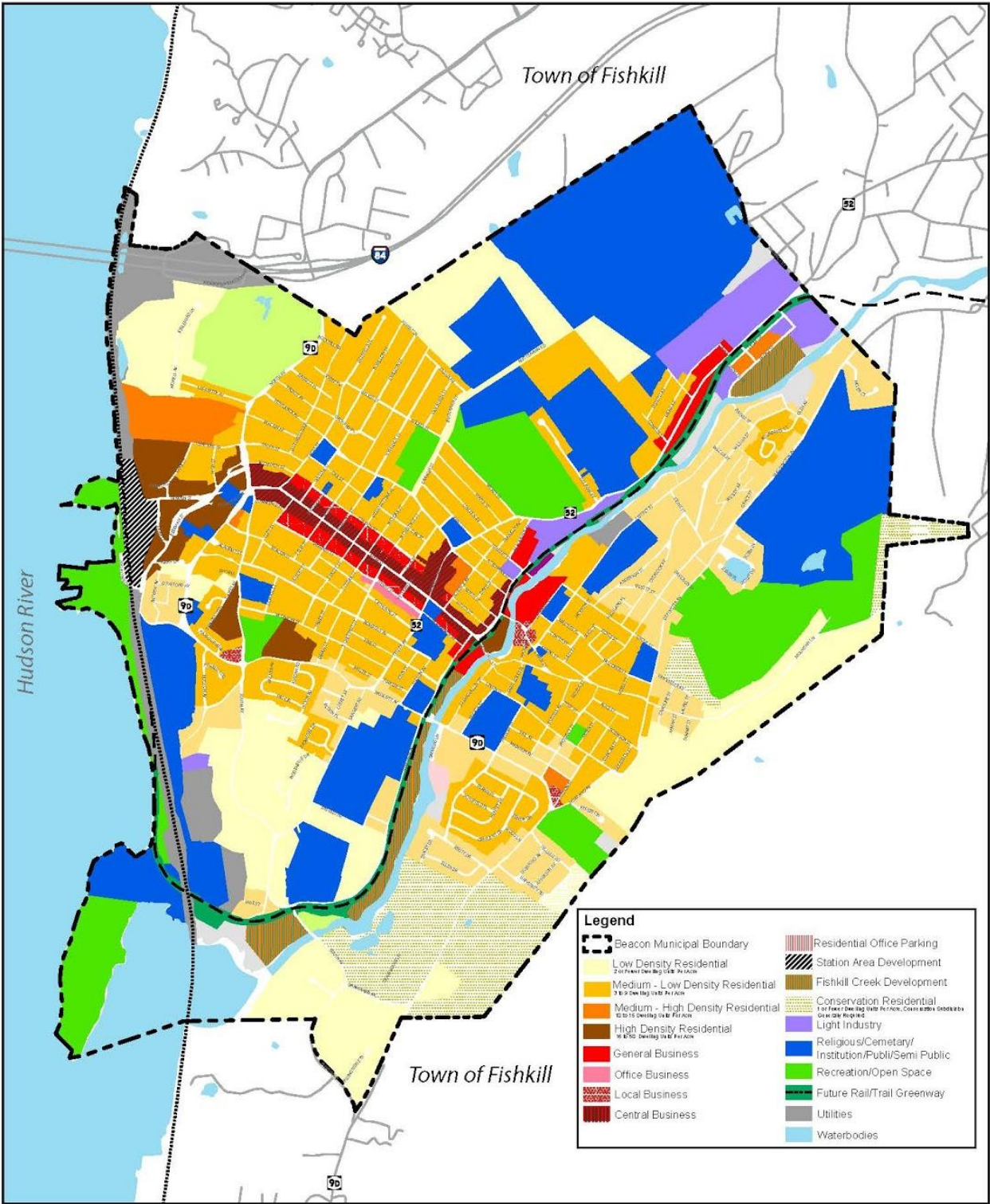


FIGURE 11-1: FUTURE LAND USE MAP

CITY OF BEACON COMPREHENSIVE PLAN UPDATE



8.2 Current and Future Challenges:

Water Supply

Why This is Relevant to Beacon

According to Beacon's Comprehensive Water Supply Plan of 2018, Beacon's current development projects are expected to increase the population by 13-15% between 2016 and 2022. By 2050, 32% of counties in the United States are projected to be at high or extreme risk of water shortages. Although the Hudson Valley is not heavily impacted in these national projections, unmitigated population increase and non-renewable power plant production could have negative impacts on the long-term security of clean water in Beacon and the Hudson Valley.

Beacon's Comprehensive Plan identifies that the water supply can meet the needs of more than a 10% residential population growth between 2010 and 2022. Additionally, the Comprehensive Water Supply Plan concluded that the city has adequate water capacity to meet the current projected needs and the even the full build-out estimates to 2035. Care must be taken now to ensure collaborative protections for the infrastructure and sources of drinking water in the region.

Altered groundwater recharge due to development, as well as an intensified demand on supply due to resident, commuter, and tourist population increases, will pose challenges for the maintenance of consistent, high-quality water supply.

What This Map Shows

Beacon's water supply wells and reservoirs are located in the neighboring towns of Fishkill and Philipstown. The inter-jurisdictional nature of Beacon's water sources limits the city's ability to sufficiently enact or enforce source water protection planning.

Implications for Decision-making

Climate change is making water supply less predictable due to droughts, floods, and pollution. Aging infrastructure in Beacon will require ongoing monitoring and periodic replacement to ensure proper flow.

According to the Comprehensive Water Supply Plan, infrastructure leaks accounted for a 22% loss on output. At the current rate of development, in order to supply enough water to Beacon's growing population, infrastructure leaks will need to be fully repaired by the time the build-out is complete.

Greenhouse gas emissions and water supply pollution from neighboring municipality power-plants and brownfields require extra consideration in securing Beacon's water supply for the long term.

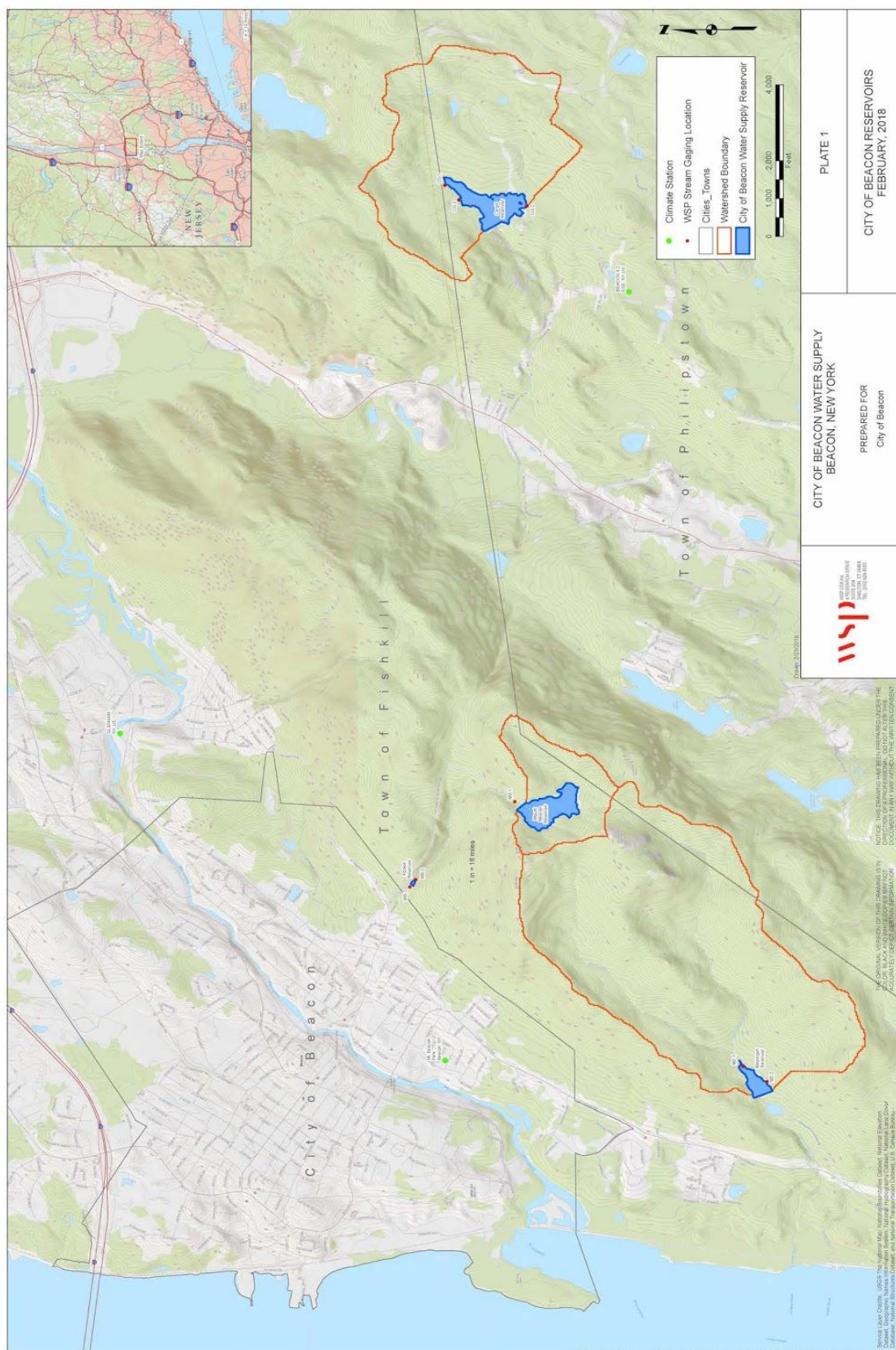
A moratorium on the city's development in 2017 was conducted to quantify future water supply. An additional study to focus on water quality may be beneficial. Meanwhile, creating requirements to ensure that new developers and infrastructure projects establish water-source preservation plans in their designs would help further protect water quantity and quality.

Low-flow showers and toilets; rooftop gardens; rainwater / greywater catchment systems; and stormwater gardens and swales are all accessible investments in water protection.



Beacon Reservoir levels fluctuate during times of drought.

Map 8.2 Water Supply



8.3 Current and Future Challenges:

Flooding and Climate Change

Why This is Relevant to Beacon

Climate change, describing significant changes in climate over long periods of time, is the paramount environmental issue now and in the coming decades. Climate change effects, like increased precipitation, extreme weather events and sea level rise, will directly affect Beacon.

According to Cornell University, “New York’s Climate is changing faster than national and global averages.” Their study charts describe exponential increases in climate related extreme weather events.

What This Map Shows

A “100-year flood” is a high-intensity flood with a 1% likelihood of occurring any year; or, one that typically occurs only once every 100 years. These events are becoming increasingly common due to climate change. Areas within 100-year flood zones may now be in danger of frequent flooding.

Hudson River - At the upper range, some forecasts estimate that water levels will rise as much 6 feet within 100 years. Beacon’s waterfront will be severely impacted by these changes, with Long Dock Park, Metro North, the Pete and Toshi Seeger Riverfront Park, and Dennings Point lying within the AE 100-year Flood Zone. Flooding in these areas will significantly impact tourism, recreation, and commuting.

Fishkill Creek - A floodway area surrounds Fishkill Creek through Beacon. Several small sites in the city, including The Lofts at Beacon, lay in the AE 100-year Flood Zone. Additional areas noncontiguous to the creek lay within the A 100-year Flood Zone.

In general, flooding and sea level rise threaten infrastructure in various locations throughout Beacon.

Implications for Decision-making

Every community has the opportunity to develop unique solutions. Green infrastructure should be considered in all development to help mitigate environmental events.

Climate change will impact food security, efforts toward disease prevention, and the economy at large. Resiliency plans are crucial to future survival rates and successful communities. Creating a plan to conserve wetlands and forests to manage stormwater, recharge groundwater, and mitigate flooding would be highly beneficial, and may include recommendations to:

- conserve, revegetate and reconnect floodplains and buffers in riparian areas;
- prohibit new construction in flood-prone areas;
- protect bluffs and eroding cliffs from disturbance or development; and
- increase tree canopy to reduce heat impacts.

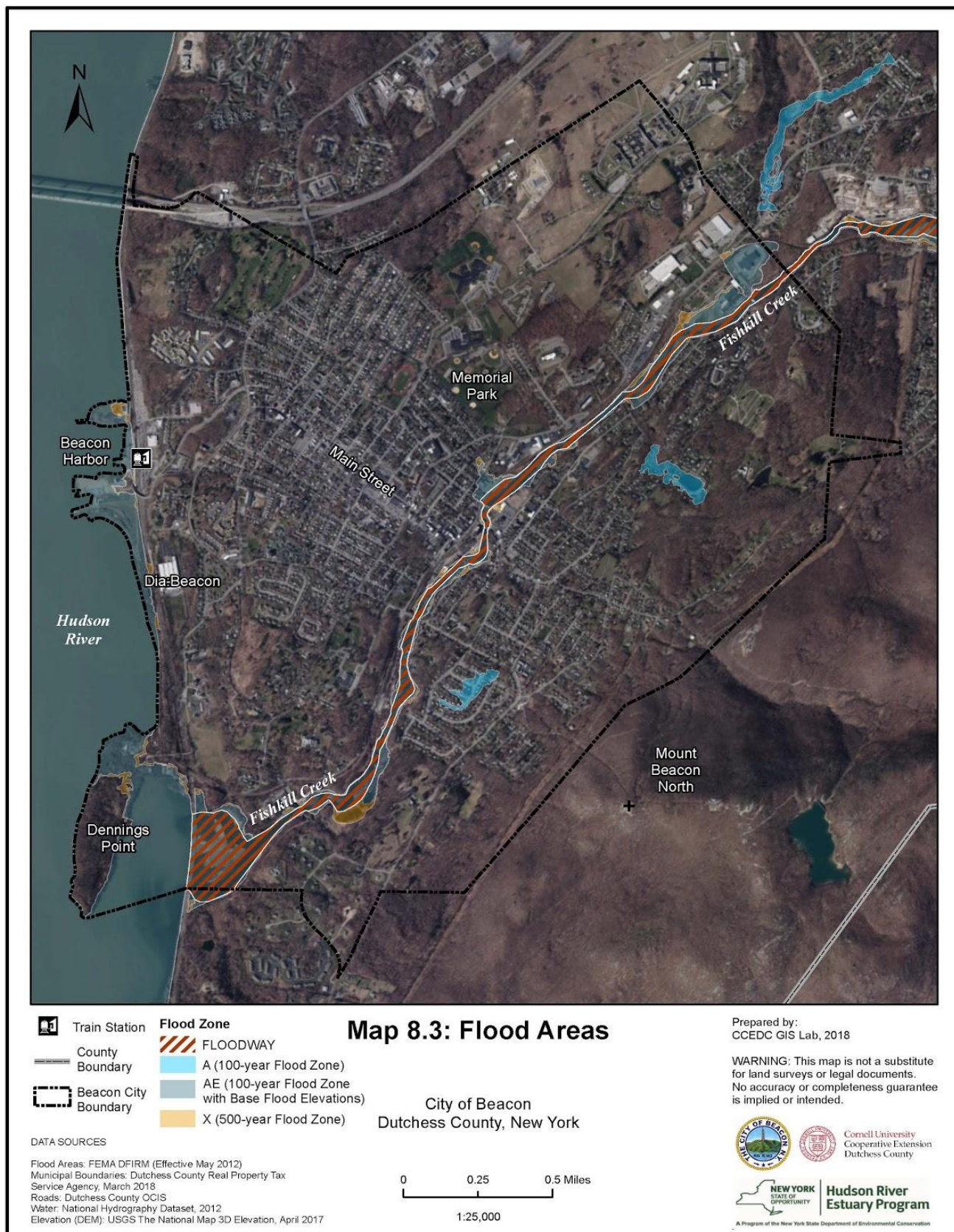


Long Dock Park flooded by the Hudson River in 2018



Metro-North parking lot flooded by the Hudson River in 2017

Map 8.3 Flood Areas



9.0 Implications of the NRI for Local Decision-making

The City of Beacon's Natural Resources Inventory is a public resource for all stakeholders interested in learning more about Beacon's rich natural environment. As the data was assessed within the NRI, common themes emerged that have considerable implications across all of the city's natural resources. As noted in Section 1.0 Introduction, the NRI resulted in these high-level recommendations:

- Consider climate change mitigation and adaptation in decision-making across all sectors;
- Engage Beacon residents in the stewardship of our natural resources; and
- Consider the impact of future development on Beacon's natural resources.

These recommendations are outlined in greater detail below.

Consider climate change mitigation and adaptation in decision-making across all sectors

Climate change is the biggest threat today, both globally and locally. To help Beacon prepare for and adapt to a changing climate:

- Create plans to mitigate flooding and sea level rise;
- Create emergency storm management and community adaptation plans;
- Inventory our emissions, energy use, and municipal material sourcing; and
- Create a local Climate Action Plan, which outlines the policies and measures that Beacon can enact to reduce greenhouse gas emissions and increase the community's resilience to climate change.

Engage Beacon residents in the stewardship of our natural resources

Despite the negative impact humans have had on Beacon's natural environment, its residents are the greatest asset in protecting and stewarding Beacon's natural resources. Beacon residents should:

- Keep the people of Beacon and its surrounding communities engaged in decision-making around protecting natural resources; and
- Increase public access to Beacon's natural resources, such as the Hudson River, Fishkill Creek, and the Hudson Highlands, as part of a

comprehensive strategy to expand and promote our city's natural environment.

Minimize the impact of development on Beacon's natural resources

As Beacon continues to grow and flourish, its residents should:

- Pursue proactive conservation of priority resources, including development of an open space plan and participation in broad efforts like watershed planning for Fishkill Creek, and considering designations such as "critical environmental areas" as a tool to bring conservation attention to the community's priorities; and
- Consider each proposed development, redevelopment, and/or infrastructure adjustment with respect to its potential effect on Beacon's natural, cultural, and scenic resources.

In Summary

It's becoming more apparent that smaller cities like Beacon are the most environmentally conscious places to live. "Thinking has come full circle on cities, from blaming them for environmental destruction to considering that urban environments, when properly designed and managed, can be a kind of biological as well as cultural ark – places where human beings can have the lowest impact on the planet and be educated, creative and healthy." From *Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming*, Paul Hawken, ed., 2017

10.0 What Comes Next and

Acknowledgements

What Comes Next

We hope this document is useful to Beacon city officials, committees, and residents as they learn about the city's environment and lead towards Beacon's future with consideration of its natural context.

We hope that this NRI can be the basis for developing an Open Space Plan for Beacon, and for guiding city-wide as well as site-specific plans and developments.

If you have related information that you would like included in the online resources related to this document, or would like to be part of ongoing conversations related to the content in this NRI, please contact the city's Conservation Advisory Committee (CAC) at beaconcac@cityofbeacon.org. The CAC holds monthly meetings and welcomes the public: see the City of Beacon's website for the time and location of their next meeting.

Thank you!

This NRI was made possible through funding from the NYSDEC Hudson River Estuary Program, which engaged Cornell Cooperative Extension of Dutchess County as a technical assistance partner. We are so grateful for this opportunity.

This NRI would not have been possible without the following individuals' support:

- Cornell Cooperative Extension, Sean Carroll
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- Randy Casale
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- Beacon City Council, Amber Grant
- Brian DiFeo, CAC Chair
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- Jennifer Epstein
- Peggy Ross
- Antony Tseng
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- Nicole Wooten
- Zoe Markwalter
- Robert Leiblein
- Danielle Levoit
- Sam Adels

On behalf of all the inhabitants of the City and Beacon's environmental future, thank you!

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1000 Friends of Minnesota, “Conservation Design Scorecard”: <http://www.1000fom.org/sites/default/files/ConservationDesignScorecard1000FOM.pdf>

New York, Smart Growth Communities: <http://smartgrowthny.org/>

Pace University, Land Use Law Center, dedicated to fostering the development of sustainable communities and regions through the promotion of innovative land use strategies and dispute resolution techniques: http://web.pace.edu/page.cfm?doc_id=23239

United States Environmental Protection Agency: Sustainability Program, including information on ecosystem services, and water resources: <http://www.epa.gov/sustainability/>

New York State Hudson River Valley Greenway
o Community Planning Guide: <http://www.hudsongreenway.state.ny.us/commcoun/commplnguide2ndedition.pdf>
o Hudson River Valley Greenway Compact Benefits: <http://www.hudsongreenway.state.ny.us/commcoun/commbene.htm>

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Green Initiative Program Summary
Workshop Discussion
January 27, 2019

Overview:

The City of Beacon has made great strides in sustainability. Over the past few years, we have seen installation of LED lights, the implementation of a solar farm and Community Choice Aggregation program, appointment of a Climate Smart Community Coordinator (CSCC), appointed the Conservation Advisory Committee as the Climate Smart Communities Task Force, completion of a Natural Resources Inventory, completion of a Greenhouse Gas (GHG) Emission inventory and we are on track to earn Climate Smart Community Certification in 2020. Our community is eager to further our impact and, in the face of a looming climate crisis and inaction at multiple levels of government, we recognize the need to establish an initiative moving Beacon towards leadership in our area as the “greenest” community in the Hudson Valley.

Program Objective:

This initiative will establish working groups and partnerships among our boards, city employees and community. The program will consist of a series of specific goals/projects, to be determined by participants and prioritized for development. Initiatives that may evaluate include, but are not limited to:

- Effective recycling and evaluation of single vs dual stream systems
- Community composting programs
- Encouraging green energy installation/usage
- Seeking zero carbon footprint for municipal buildings
- “Green” building codes/incentives
- Water source protection
- Resiliency studies/impact assessment
- Open space identifications and protection; public use plans/recommendations
- Public transit/walking/biking improvements
- Street tree maintenance and planting

Participant Roles and Responsibilities

We propose that the Conservation Advisory Committee (CAC) as the Cities Climate Smart Communities Task Force, lead the initiative. Council resources will be provided, as well as support from the Climate Smart Community Coordinator. Additionally, participation and advice from Planning Board, Zoning Board, and the Tree Committee may be required, as well city departments, such as the Recreation, Highway and the Building Department.

The City Council shall provide guidance, receive periodic updates, determine appropriate support (e.g., legislation, funding, communications and approve needed actions.

Next Steps:

- Meetings with key partners to confirm goals, priorities, timing and working relationships
- Refine projects and priorities
- Define and align necessary resources
- Establish checkpoints for reporting and progress updates

We look forward to working together to ensure Beacon leads the area in sustainability and serves as a model to other communities.

**City of Beacon Workshop Agenda
1/27/2020**

Title:

Historic Preservation

Subject:

Background:

ATTACHMENTS:

Description	Type
Proposed Local Law to Amend Chapter 134 of the Code of Beacon Concerning Historic Preservation	Local Law
Memorandum from the City of Beacon Planning Board Regarding the Historic District Landmark Overlay	Cover Memo/Letter
Memorandum from Dutchess County Planning and Development Regarding the Historic District Landmark Overlay	Cover Memo/Letter
Historic Preservation Comparison Chart	Backup Material

DRAFT 11/26/2019

DRAFT LOCAL LAW NO. ____ OF 2019

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND
CHAPTER 134 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to
amend Chapter 134 of
the Code of the City of
Beacon concerning
Historic Preservation.

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

Section 1. Chapter 134 of the Code of the City of Beacon entitled “Historic Preservation” is hereby amended as follows:

§ 134-1. Purpose.

There exist within the City of Beacon landmarks, structures, buildings and districts of special historic significance which, by reason of their antiquity or uniqueness of architectural construction or design, are of particular significance to the heritage of the City, county, state or nation.

§ 134-2. Historic District.

A Historic District and Landmark Overlay Zone (HDLO) is hereby established for the purposes of encouraging the protection, enhancement, perpetuation and use of buildings and structures and appurtenant vistas having special historical or aesthetic value which represent or reflect elements of the City's cultural, social, economic, political and architectural history.

§ 134-3. Definitions.

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this chapter its most reasonable application.

ALTERATION

Any act or process that changes one or more of the exterior architectural features of a structure, including but not limited to the erection, construction, ~~restoration, renovation,~~ reconstruction, demolition, moving or removal of any structure.

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Planning Board indicating its approval of plans for alteration, construction, removal or demolition of a landmark or of a structure within an historic district.

CERTIFICATE OF ECONOMIC HARDSHIP

A certificate issued by the Zoning Board of Appeals authorizing an alteration, construction, removal or demolition even though a certificate of appropriateness has previously been denied.

CONSTRUCTION

The act of making an addition to an existing structure or the erection of a new principal or accessory structure on a lot or parcel.

DEMOLITION

Any act or process that destroys in part or in whole a landmark or a structure within an historic district.

EXTERIOR ARCHITECTURAL FEATURES

The design and general arrangement of the exterior of a structure open to view from a public ~~street, public sidewalk, or public park way, public property or any part of any public building,~~ including the kind and texture of building materials and number, proportion, type and spacing of windows, doors, walls, roofs, murals, projections and signs. This term shall also include all earthworks, sidewalks, driveways, fences, trees, landscaping and other site features visible from a public ~~street way, public sidewalk property or any public park, part of any public building, that are specifically identified as a contributing historic element on the~~ Historic Resource Inventory Form.

HISTORIC DISTRICT

An area designated as an "historic district" by action of the City Council in enacting this chapter and which contains within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK

A property or structure designated as a "landmark" by action of the City Council in enacting this chapter that is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Beacon.

OWNER OF RECORD

The person, corporation or other legal entity issued as owner of a parcel according to the records of the Dutchess County Clerk.

RECONSTRUCTION

The act of rebuilding an existing exterior architectural feature that involves an alteration of the existing outward appearance or materials.

REPAIR

Any change that restores an exterior architectural feature in kind without change to materials or outward appearance and is not construction, ~~removal~~ demolition or alteration.

STRUCTURE

Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, walls, sidewalks, signs, billboards, backstops for tennis courts, radio and television antennae, including supporting towers, and swimming pools.

§ 134-4. Designation of landmarks or historic districts.

- A. The City Council may act upon its own initiative or upon petition from the owner of a proposed landmark, site, structure or property, the Planning Board, or historic preservation committee, to consider designation of a historic district or historic landmark, site, structure or property. ~~All designated historic districts and landmarks shall be included in the HDLO.~~ All nominations shall include a New York State Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Form, or an equivalent form, describing the building and site and identifying the criteria for nomination under § 134-4.B.
- B. The City Council shall, upon investigation as it deems necessary, make a determination as to whether a proposed district or landmark meets one or more of the following criteria:

- (1) Possesses 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) Is identified with historic personages or with important events in national, state or local history;
 - (3) Embodies distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, method of construction or of indigenous materials or craftsmanship;
 - (4) Is the work of a designer whose work has significantly influenced an age; or
 - (5) Qualifies for inclusion on the State or National Registers of Historic Places.
- C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.
- D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least fourteen (14) calendar days prior to the date of such hearing.
- E. The City Council shall hold a public hearing prior to designation of any landmark or historic district. The City Council, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or historic district. The record may also contain reports, public comments or other evidence offered outside of the hearing.
- F. In determining whether or not to designate a new historic landmark, the City Council shall consider the factors listed in § 134-4.B and any testimony or evidence presented during the public hearing.
- G. The City Council shall make a decision within sixty (60) days of the conclusion of the hearing, the City Council shall render its decision on the proposed designation. If the City Council fails to act within sixty (60) days, or fails to extend the period in which to act, the designation shall be deemed to have been denied. A super-majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation. All designated historic districts and landmarks shall be included in the HDLO.
- H. The City Council shall forward notice of each property designated as a landmark and the boundaries of each designated historic district to the property owner, the City Clerk, the Planning Board, the Zoning Board, and the offices of the Dutchess County Clerk for recordation.

- I. A list of designated properties shall be maintained on file with the City Clerk and shown on the City of Beacon Zoning Map.

§ 134-5. Uses permitted by special permit.

Section 223-24.7 of Chapter 223, Zoning, of the City Code, enumerates the uses which may be permitted by special permit, issued by the City Council, in the Historic District and Landmark Overlay Zone, and the process by which such uses may be permitted.

§ 134-6. Certificate of appropriateness.

- A. No person shall carry out any exterior alteration of a landmark or property within a historic district without first obtaining a certificate of appropriateness from the Planning Board or a certificate of economic hardship from the Zoning Board. ~~No certificate of appropriateness is needed for changes to interior spaces, unless they are open to the public, to architectural features that are not visible from a public street, or way, public property, or public building, or for the installation of a temporary sign as described in § 223-15F of the Zoning Ordinance of the City of Beacon if located in a nonresidential district.~~ Nothing in this chapter shall be construed to require any historic upgrade or change in materials, unless an alteration is proposed by the property owner, or prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within an historic district which does not involve a change in design, material, or outward appearance.

- B. No certificate of appropriateness is needed for the following actions:

- (1) Alterations to interior features or spaces;
- (2) Alterations to exterior architectural features that are not visible from a public street, public sidewalk, or public park;
- (3) Repair or replacement of an existing architectural feature in kind;
- (4) Installation of a temporary sign as described in § 223-15F of the Zoning Ordinance of the City of Beacon, if located in a nonresidential district;
- (5) Painting or color changes consistent with § 134-7B(3)(i);
- (6) Addition of seasonal and removable accessory features, such as storm windows and holiday decorations;
- (7) Alterations to existing landscaping, driveways, retaining walls, and other site features, unless the site feature is identified as a contributing historic element on the Historic Resource Inventory Form; and

(8) Emergency or security-related measures as approved by the Building Inspector; and

(9) Minor accessory or utility-related change that does not detract from the historic character of the building or site, such as a new lighting fixture, power line, electrical outlet, dryer vent, water spigot or fuel tank, as determined by the Building Inspector.

§ 134-7. Criteria for approval of a certificate of appropriateness or special permit in the HDLO.

A. Historic districts are living entities that have typically grown and accommodated change through multiple time periods. HDLO buildings are recognized as models for how to design high-quality, enduring structures that have gained in public appreciation over time, thereby serving as excellent examples for sustainable development. In reviewing an HDLO application and plans, the City Council or Planning Board shall give consideration to:

- (1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.
- (2) The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area.
- (3) The compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, spacing and proportion of windows and doors, exterior architectural details, signs, and street-front fixtures.

B. In applying the principle of compatibility, the City Council or Planning Board shall use the following standards for new structures, additions, or alterations in the HDLO. Standards using the verb “shall” are required; “should” is used when the standard is to be applied unless the Planning Board or City Council finds a strong justification for an alternative solution in an unusual and specific circumstance; and “may” means that the “standard” is an optional guideline that is encouraged but not required.

- (1) The design, character, and appropriateness to the property of the proposed alteration or new construction.
 - (a) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
 - (b) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
 - (c) The intent is to reinforce and extend the traditional patterns of the HDLO district, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.

- (d) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.
 - (e) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.
- (2) The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.
- (a) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.
 - (b) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.
 - (c) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
 - (d) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.
- (3) Architectural and site elements and their relation to similar features of other properties in the HDLO.
- (a) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.
 - (b) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.
 - (c) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.
 - (d) New buildings in the HDLO should have a top-floor cornice feature and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.
 - (e) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls.

- (f) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.
- (g) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.
- (h) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, plastic, or vinyl fencing shall not be permitted.
- (i) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.
- (j) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front façade of new buildings or additions.

§ 134-8. Certificate of appropriateness application procedure.

A. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the Planning Board. The application shall include:

- (1) The name, address and telephone number of the applicant.
- (2) Scaled drawings showing the ~~proposed~~ changes, only if new construction is proposed.
- (3) Descriptions or samples of materials to be used.
- (4) Where the proposal includes signs or lettering, a scaled drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, if any, and a plan showing the sign's location on the property.
- (5) Any other information which the Planning Board may deem necessary in order to visualize the proposed work.

- B. No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Planning Board. The certificate of appropriateness required by this act shall be in addition to and not in lieu of any site plan, subdivision, special permit or building permit that may be required by any other ordinance of the City of Beacon.
- C. The applicant may consult with the Planning Board or its designated agent prior to submitting an application.
- D. Where site plan review or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.
- E. The Planning Board shall approve, deny or approve the permit with modifications within 45 days from receipt of the completed application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2.B.
- F. All decisions of the Planning Board shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the City Clerk's Office for public inspection. The Planning Board's decision shall state the reasons for denying or modifying any application.

§ 134-9. Hardship criteria and application procedure.

- A. An applicant whose certificate of appropriateness has been denied may apply ~~for relief~~ to the Zoning Board of Appeals for a certificate of economic hardship to obtain relief from the requirements of this chapter. Upon receipt of an application for relief, the Zoning Board shall, within 45 calendar days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2.B.
- B. At the public hearing, the Zoning Board may hear testimony and entertain the submission of written evidence from the applicant and/or the public.
- C. To obtain a certificate of economic hardship, the applicant must prove the existence of economic hardship by establishing that:
 - (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

- (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- D. The Zoning Board shall take into consideration the economic feasibility of alternatives to removal, alteration or demolition of a landmark or portion thereof, and balance the interest of the public in preserving the historic landmark or building, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof.
- E. The Zoning Board shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall be in writing and shall state the reasons for granting or denying the hardship application.
- F. All decisions of the Zoning Board of Appeals shall be in writing. A copy shall be sent to the applicant, and a copy shall be filed with the City Clerk. The Board's decision shall state the reasons for approving or denying the application. If the Zoning Board of Appeals approves the application, the Board shall issue a certificate of economic hardship.

§ 134-10. Enforcement.

All work performed pursuant to a certificate of appropriateness issued under this chapter shall conform to any requirements included therein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Planning Board, the Building Inspector shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

§ 134-11. Penalties for offenses.

- A. Failure to comply with any of the provisions of this local law shall be deemed a violation, and the violation is subject to the penalties provided in § 223-53 of Chapter 223, Zoning.
- B. The City Council is also authorized to institute any and all actions required to enforce this chapter. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

§ 134-12. Fees.

The applicant shall not be charged an application fee, professional review fees or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness application, unless the certificate of appropriateness application is part of another land use application concerning the historic property.

~~A. Each application for a certificate of appropriateness shall be accompanied by a fee, in an amount set by the City Council, payable to the City Clerk.~~

~~B. The applicant may be charged a fee by the Planning Board for the actual cost of preparation and publication of each public notice of hearing on the application. Said fees shall also be fixed from time to time by resolution of the City Council.~~

§ 134-13. Assessment abatement.

Any person who is granted a certificate of appropriateness and performs the work detailed in the application submitted to the Planning Board will not be subject to an increase in assessment for the subject property as a result of the improvements made to the buildings and structures on said property. This clause does not apply to applicants who also receive a special permit as set forth in § 223-18 of Chapter 223, Zoning.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 134 of the City of Beacon are 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.



Memorandum

Planning Board

TO: Mayor Lee Kyriacou and City Council Members

FROM: Planning Board Chairman Gunn and Planning Board Members

RE: Local Law to Amend Chapter 134 concerning Historic Preservation

DATE: January 15, 2020

As requested the Planning Board reviewed the Local Law to amend Chapter 134 of the City of Beacon Code concerning Historic Preservation at their January 14, 2020 meeting. City Planner John Clarke reviewed amendments proposed and discussion took place with regard to preservation of the interior of a building when special historic or architectural features exist, i.e. the interior of the Howland Center, the Post Office murals, buildings with original tin ceilings, etc. Members discussed the possibility of protecting certain interiors by setting a different standard for buildings that are on the National Register of Historic Places. Review took place about the process that places a building on the National Register, and discussion took place about the process under the City Code for nominating and preserving specimen trees or landscape features. After a lengthy discussion, members unanimously voted in favor of the proposed amendments to Chapter 134 of the City Code, and asked that consideration be given to protecting interiors of buildings that are open to the public and listed on the National Historic Register by amending the language of proposed Section 134-6.B(1) to exclude such properties from the exemption for a Certificate of Appropriateness. If you have any questions please feel free to contact me.

**Dutchess County Department of
Planning and Development**

FAX INFO ONLY

To Jen Cocozza

Date 12/10/2019

pgs 11

Co./Dept. Planning and Development

From Collin Millone

Fax # 845 486 3610

Phone # 845 838 5010

239 Planning/Zoning Referral - Standard Form

Municipality: City of Beacon

Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s):

Project Name: Proposed Local Law to Amend Ch. 134 of C.O.B Code Concerning Historic Preservation

Applicant:

Address of Property:

Type of Action:

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

Parcels within 500 feet of:

- ☐ State Road _____
☐ County Road _____
☐ State Property (with recreation area or public building)
☐ County Property (with recreation area or public building)
☐ Municipal Boundary
☐ Farm operation in an Agricultural District

Date Response Requested (if less than 30 days):

Jan 21st. 2020

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

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development
No Comments:

- ☒ Matter of Local Concern
☐ No Jurisdiction
☐ No Authority
☐ Withdrawn

Comments Attached:

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

Date Submitted: 12/10/19

Date Received: 12/10/19

Date Requested: 1/21/20

Date Required: 2/5/20

Date Response Faxed: 1/17/20

Notes: map recd 1/7/2020

☐ Major Project

Referral #: 19-407

☐ Also mailed
hard copy

Reviewer: Jennifer Hough

Historic Preservation Laws in Dutchess County Comparison Chart

Municipality	Chapter	Certificate of Appropriateness or Similar Review Process Required	Economic Hardship Relief/Administrative Relief
Village of Fishkill	Chapter 171, Article IXA	No person shall carry out any restoration, reconstruction, or new construction within the Historic Preservation Overlay Zone, nor shall any person make any material exterior alteration or other change in the appearance of a property or a structure, its siding material, light fixtures, signs, sidewalks, fences, steps, paving or other exterior elements visible from a public street which affect the appearance and cohesiveness of the historic district in which it is located, without first obtaining a certificate of appropriateness from the Architectural Review Board. In-kind replacement of windows, roofing materials, siding and other such elements, and repainting of structures with the same color shall not be considered a material change requiring a certificate of appropriateness.	An applicant whose certificate of appropriateness for a proposed alteration has been denied may apply to the Zoning Board of Appeals for relief on the ground of hardship. In order to prove the existence of hardship in this case, the applicant shall establish that the property is incapable of earning a reasonable return regardless of whether that return represents the most profitable return possible
Town of Amenia	Chapter 121, Section 14.2	<p>No certificate of appropriateness.</p> <p>Within the HPO District, site plan approval shall be required for the following activities (including residential uses that are otherwise allowed without site plan review:</p> <ul style="list-style-type: none"> (1) Construction of any structure or any addition to a structure where the size of the new structure or of the addition will be greater than 200 square feet in footprint area, including residential structures. (2) Demolition of any structure more than 65 	<p>Site plan approval exemptions. Within the HPO District, the site plan approval requirement shall not apply to:</p> <ul style="list-style-type: none"> (1) Agricultural uses, except for agricultural structures with a footprint exceeding 10,000 square feet. (2) The repair and maintenance of existing structures. (3) Activities carried out pursuant to a site plan or special use permit approved prior to the enactment

Municipality	Chapter	Certificate of Appropriateness or Similar Review Process Required	Economic Hardship Relief/Administrative Relief
		<p>years old.</p> <p>(3) Alteration of any structure, including re-siding, reroofing, window replacement, or other alterations that change the exterior appearance, excluding painting, repairs, and maintenance.</p>	<p>of this section and still in effect.</p> <p>(4) Any construction, addition, or alteration which is not visible from a public road or street when the leaves are off the trees.</p>
Town of Poughkeepsie	Chapter 126	<p>No certificate of appropriateness.</p> <p>The Historic Preservation Commission shall review all plans for the moving, exterior construction, alteration or repair, landscaping or demolition of places, sites, structures or buildings designated as landmarks or landmark sites and all places, sites, structures or buildings wholly or partly within the boundaries of the historic district.</p>	No hardship option.
Town of Beekman	Chapter 93	<p>No certificate of appropriateness.</p> <p>All exterior alterations, reconstruction, demolition, new construction or moving of a designated landmark or property within an historic district shall require approval by the Planning Board.</p>	No hardship option.
Town of Red Hook	Chapter 143, Section 45	<p>No person shall carry out any alteration, demolition, or new construction of a regulated structure until the Planning Board has issued a certificate of appropriateness or a resolution deeming such certificate is not required and, when required, a building or demolition permit from the Building Inspector. The certificate of appropriateness required by this section shall</p>	<p>An applicant whose certificate of appropriateness has been denied by the Planning Board may apply to the Planning Board for relief on the grounds of hardship. In order to prove the existence of hardship, the Planning Board must find that:</p> <p>(a) In the absence of the requested hardship determination, the property is incapable of earning a</p>

Municipality	Chapter	Certificate of Appropriateness or Similar Review Process Required	Economic Hardship Relief/Administrative Relief
		be in addition to, and not in lieu of, any building permit or other approval required by the Town of Red Hook Code.	<p>reasonable return, regardless of whether that return represents the most profitable return possible;</p> <p>(b) In the case of a proposed demolition, the applicant shall establish that:</p> <p>[1] The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and</p> <p>[2] Efforts to find a purchaser interested in acquiring the property and preserving it have failed.</p>
City of Poughkeepsie	Chapter 19, Section 4.5	No person shall carry out any exterior alteration, restoration, reconstruction, demolition, new construction, or moving of a landmark or property within an historic district, nor shall any person make any material change in the appearance of such property or landmark, its light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements which affect the appearance and cohesiveness of the landmark or historic district, without first obtaining a certificate of appropriateness from the Commission.	An applicant whose certificate of appropriateness has been denied or approved with conditions that the applicant finds unacceptable may apply for a certificate of economic hardship for the purposes of obtaining relief from the strict application of this chapter.

City of Beacon Workshop Agenda
1/27/2020

Title:

Budget Amendments

Subject:

Background:

ATTACHMENTS:

Description	Type
Budget Amendments	Budget Amendment

Council Budget Amendments
February 3, 2020 Meeting

1. Amend the 2019 General Fund Legal Budget for November and December 2019 legal bills not originally budgeted. Below is the proposed budget amendment:

Transfer to:

A -01-1420-450400-	ATTORNEYS	\$ 8,048
A -01-1420-450439-	CSEA UNION MATTERS	15,360
A -01-1420-450442-	PBA/POLICE UNION MATTERS	4,294
A -01-1420-450454-	EMPLOYEE DISCIPLINE	675
A -01-1420-450600-	ARBITRATORS	4,891
A -01-1420-456500-	CIVIL ACTION EXPENSE	2,025
Total		<u>\$ 35,293</u>

Transfer from:

A -01-1420-450433-	TAX SETTLEMENT MATTERS	\$ 293
A -01-1420-450436-	IN REM & SALE OF PROPERTY	21,000
A -01-1420-450437-	PROPERTY ASSESSMENT SETTLEMENT	14,000
Total		<u>\$ 35,293</u>

2. Amend the 2019 General Fund Council budget for the noise consultant and the climate smart coordinator not originally budgeted. Below is the proposed budget amendment:

Transfer to:

A -01-1010-452000-	CONSULTANT (Noise)	\$ 13,700
A -01-1010-452000-	CONSULTANT (Climate Smart)	2,525
Total		<u>\$ 16,225</u>

Transfer from:

A -01-1990-400001-	CONTINGENCY FUND	<u>\$ 16,225</u>
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3. Amend the 2019 General Fund Council and Mayor budget for the Health insurance buyout budgeted for in the Contingency Fund. Below is the proposed budget amendment:

Transfer to:

A -01-1010-120000-	HEALTH INSURANCE BUY-OUT	\$ 10,000
A -01-1210-120000-	HEALTH INSURANCE BUY-OUT	2,500
Total		<u>\$ 12,500</u>

Transfer from:

A -01-1990-400001-	CONTINGENCY FUND	<u>\$ 12,500</u>
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Council Budget Amendments
February 3, 2020 Meeting

4. Amend the 2019 General Fund Patrol and Detective budget for payments of unused accumulation of time for a retiring Detective and resigning officer. Below is the proposed budget amendment:

Transfer to:

A -03-3120-190000-	SEVERANCE/RETIREMENT PAY	\$ 5,623
A -03-3130-190000-	SEVERANCE/RETIREMENT PAY	63,054
	Total	<u>\$ 68,677</u>

Transfer from:

A -01-1990-400004-	CONTINGENCY-RETIREMENT	<u>\$ 68,677</u>
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Respectfully submitted,
Susan K. Tucker CPA