

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on April 2, 2018 at 7:00 PM. Please note that the video recording of this meeting is available at www.cityofbeacon.org.

Council Members Present:

Lee Kyriacou, At Large
George Mansfield, At Large
Terry Nelson, Ward One
Jodi McCredo, Ward Three
Amber Grant, Ward Four
Randy Casale, Mayor

Also Present:

Anthony Ruggiero, City Administrator
Nick Ward-Willis, City Attorney
Nick Page, County Legislator

Council Members Absent/Excused:

John Rembert, Ward Two

A moment of silence was observed for those who serve and have served in the United States military.

First Opportunity for Public Comments: Each speaker may have one opportunity to speak up to three minutes on any subject matter other than those, which are the topic of a public hearing tonight.

Speakers:

Arthur Camins	Moe Baxter
Emil Azamora	Dennis Pavelock
April Farley	Don Gallo (submitted letter for the record)
Dan Morea	Julie Shiroishi
Harold Delamater (submitted letter re: conditions at Veteran's Memorial Building for the record)	

Public Hearings:

- **Proposed Local Law to amend Chapter 223 of the Code of the City of Beacon concerning the Central Main Street District (CMS); Amendments to the City of Beacon Comprehensive Plan update involving changes to the Central Main Street (CMS), Central Business (CB), Off-Street Parking (PB), R1-5, RD-4, Local Business (LB), General Business (GB), Light Industrial (LI) and Waterfront Park (WP); and Proposed Local Law to amend the Zoning Map of the City of Beacon**

Speakers:

John Thom	Dan Aymar-Blair
Melissa Burkett	Theresa Kraft
Lisa Alvarez	Stosh Yankowski

- Councilmember McCredo motioned to adjourn the Public Hearing until May 21, 2018, Councilmember Nelson seconded

- All in favor, motion passed

- **Proposed local law to amend Chapter 223, concerning calculation of the Lot Area per Dwelling Unit in the R1, RD, and Fishkill Creek Development Districts**

Speakers:

Peg O'Leary
 Lisa Alvarez
 Andrew Schriever
 Peggy Ross
 Theresa Kraft

Anora Sramek
 Arthur Camins
 Kathleen Mesa
 Gary Pavlovic
 Stacey Maldonado

- Councilmember McCredo motioned to close the public hearing, Councilmember Kyriacou seconded

- All in favor, motion passed

- **Application for Special Use Permit for the Edgewater Project, 22 Edgewater Place**

Speakers:

Samantha Britton
 Taylor Palmer
 Aryeh Siegel
 Rodney Webber
 Melissa Burkett
 Theresa Kraft
 Ronna Lichtenberg
 Michal Mart
 Christian Campbell
 Tina Bernstein
 Betty Ann Lopate

Julie Winterbaum
 Erin Guinta
 Brian DiFeo
 Bob Bomersbach
 Andra Sramek
 Steve Mattie
 Casey Morris
 Elaine Ciaccio
 Jum Lichtenberg
 Steve Miccio
 Don Gallo

Tom Dicasterley
 Katie O'Leary
 Perry Hung
 Jennifer Bowler
 Lisa Alvarez
 Dan Aymar-Blair
 Emil Alzamora
 Lou Amoroso
 Caroline Jensen
 Joan Unterwerger
 Taylor Palmer

Council Member Reports:

Terry Nelson: Thanked constituents for contacting him. A ward meeting is being planned- place, date and time TBD.

Jodi McCredo: Thanked everyone who contacted her to express their opinions. Digests all comments. Would like to workshop 2nd floor commercial space; favors moratorium. Thanked Vets for their service. Reminded public that April 15th is school board election and budget vote; April 17th is election for library board of trustees and is planning Ward 3 Town Hall meeting at 1st Presbyterian Church, details TBD.

George Mansfield: Attended opening of Beacon Historical Society, thanked the volunteers who made that possible. Feels that the only thing constant in Beacon is the constant state of change.

Lee Kyriacou: Complimented and thanked all attendees; would prefer to be more collaborative. Spoke about the late Frank Skartados who was an advocate to our community.

Amber Grant: Congratulated Beacon Historical Society on their new home. Reminded all that the City clean-up is this Saturday from 12-2.

John Rembert: absent

Mayor Randy Casale: read email regarding condo assessment and statement from City Assessor.

Announcements: Grievance Day for assessments is May 23rd; Citizen Preparedness Training will be held Tuesday April 17th 6:30 pm at City of Beacon Fire Station #2 13 South Avenue; Department of Public Service Public Hearings to be held on Monday April 23rd. Read Proclamation declaring May Mental Health Awareness Month. Shared that the City of Beacon will be setting up an Opioid Crisis Prevention and information event.

Anthony Ruggiero: No report.

Nick Page: Dutchess County is now a Climate Smart Community

Resolutions, Ordinances and Local Laws:

1. Resolution to appoint Kathleen Dawkins as Account Clerk Typist I, Step 1

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion Passed
	Motioned			Absent	seconded		6-0

2. Resolution to adopt a local law to amend Chapter 134 and Chapter 223, Section 24.7 of the Code of the City of Beacon Historic Preservation.

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion passed
seconded			motioned	Absent			6-0

3. Resolution adopting a local law to amend Chapter 223 of the Code of the City of Beacon concerning calculation of the lot area per dwelling unit in the R1, RD, and Fishkill Creek Development Districts

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	All in favor
Motion to table		Seconded		Absent			Motion passed

4. Resolution to accept Comprehensive Water Supply Plan and incorporate into Comprehensive Plan

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion passed
seconded		motioned		Absent			6-0

5. **Resolution awarding Sludge Cake contract to Casella Organics**

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion passed 6-0
motioned		seconded		Absent			

6. **Resolution authorizing sale of an approximately 0.06-acre parcel of vacant land located on Wolcott Avenue**

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion passed 6-0
	motioned	seconded		Absent			

7. **Resolution granting further extension of time to complete construction of a house at the Rosenethe Estates, LLC**

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	Motion passed 6-0
			motioned	Absent	seconded		

• **Approval of Minutes from April 2, 2018**

Nelson	McCredo	Mansfield	Kyriacou	Rembert	Grant	Casale	All in favor
Seconded				Absent	motioned		Motion passed

Approval of Minutes

Minutes from March 19, 2018

- * Motion by Councilmember McCredo, second by Councilmember Mansfield
- * All in favor, motion carried

Second Opportunity for Public Comments: Each speaker may have one opportunity to speak for up to three minutes on any subject matter on which the Council can take action.

Speakers:
Stosh Yankowski

Executive Session: Advice of Counsel

- Enter into executive session

Nelson	McCredo	Mansfield	Kyriacou motioned	Rembert	Grant seconded	Casale	All in favor Motion passed
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Adjournment:

Next Meeting: May 7, 2018 at 7:00 PM

Please ~PRINT~ your name CLEARLY so we can spell it correctly in the record.

Thank you!

Please check:

PRINTED Name	General Comment	Public Hearing	Address	Preferred contact info
Harold G. Delamater	✓		413 main St Beacon	
Dan Morea	✓		413 main St Beacon	
MOE BRYTER	✓	✓	7 RYAN'S AVE 10645	
Samantha Bryter	✓		413 main St	
Miche Dusey	✓		413 main St	
Beula Dusey	✓		413 main St	
Linda Greenwood	✓		7 Russel Dr	
Dora Greenwood	✓		7 Bessa Dr	
Stue Mizell	✓		197 Rumbout Ave	
DENNIS PAVELOK	✓		341 JASON ST	
Ronna Lichtenberg	✓	✓	11 grade Dr	
Katie O'Hagan	✓	✓	Spruce Valley Rd 23 Edna St	

Please ~PRINT~ your name CLEARLY so we can spell it correctly in the record.

Thank you!

Please check:

PRINTED Name	General Comment	Public Hearing	Address	Preferred contact info
Tom DiCastro		Edge water	8 Duane St	
✓ Arthur Gammis	✓		39 Ramboart	
Christian Campbell	✓	Edge water	25 Ramboart.	
✓ Bob Bowersback	✓	Edge water	814 Woodcott Ave.	
✓ EMIL ALZAMORA	✓	edge water	593 South Ave	
Andrew Schriever		Be-sity Land	300 Westgate Fisk 11 (Cov. Feder)	
Julie Winterbottom		Edge water	75 N. Elm St.	
✓ Laura Yorking	✓		Beacon, NY.	EMail
✓ ANDRA SRAMEL	✓		109 GERRYWOOD	
Jocan Underwager		edge water	5 Havena	
Kevin Byrne		✓	5 Vineyard S	
KEVIN BYRNE	✓	EW	41 TROBOSTA AVE	

(2)

Please ~**PRINT**~ your name **CLEARLY** so we can spell it correctly in the record.

Thank you!

Please check:

PRINTED Name	General Comment	Public Hearing	Address	Preferred contact info
STASH YANKOWSKI		✓	5. CHESTER ST	PHONE 845-525-5657
BETTYANN LO PATE		✓	10 Buchanan St	845-8313818
JENNIFER BILLO		✓	10 Buchanan St	845-4890088
MICHAEL MARY		✓	54 CHESTER	
Grant Melale		✓	285 Main St.	815-600-3666
Melissa Buerkert		✓	163 FSWILL	917-558-2321
POPE OLEAG		✓	SEAVENS	845-8772211
Brian D'Feo		✓	1 E. Main	917-838-1754
✓ Don Gallo	✓		88 S. WALNUT ST.	845-832-7333
Donna James			85 W. Willow	
Lisa Alvarez			23 Hummel	845-509-3166
Henny Ny		✓	11 York St	914-646-5939

Please ~PRINT~ your name CLEARLY so we can spell it correctly in the record.

Thank you!

Please check:

PRINTED Name	General Comment	Public Hearing	Address	Preferred contact info
Casey Morris		J	490 Main St	morriscassidy@gmail
FEEDY ROSS			8 Butcher's Tr	
Joseph H. White Theresa White			Liberty St	Theresa White libertystreet.com
			MOTTA AMBER STEVENS TULLY	

April 16, 2018 Veterans Address to City Council regarding conditions at Veterans Memorial Building.

Mayor Casale and City Council Members:

Over the years the veteran's organizations located in this great city of Beacon, have attempted to work with the City administrations and provide a sense of community strength and Americanism to our City. WE continue to work with the schools, nonprofits, and veterans of Beacon and the surrounding areas. We associate with the County veterans' service agency, as well as the other veterans' organizations for a better, brighter, and more prosperous Beacon.

When possible, we have used funds to maintain the building at 413 Main Street, to lessen the burden on taxpayers of our City. We hold events for Churches, community nonprofits, and the City Administration, when requested. We work with youth groups, such as this past weekend hosting the local cub scouts for a program, and other organizations that have our City's interest at heart.

Each of our members have served our Country and continue to serve our community with the same fervor which we spent serving this great nation.

Administration after Administration has promised to work with us to maintain the property which houses three veterans' organizations. There are some exceptions of course who seem to believe that we do not deserve to have this honor, home and property to call: Home of the military veteran. We respectfully disagree and remind this Administration that each of us sacrificed time and in some cases limbs to protect this nation.

We continue to request that the City use the funds granted for our structure to upgrade, maintain, and show your respect and gratitude to those who bore the burden so that others maintain their freedom. /we neither want to be unreasonable nor greedy, but to keep this historic structure, to honor our fathers and mothers who served this nation, and to welcome our younger generation of military veterans to our home to live, work, and worship as they choose in this city of Beacon, who's light should shine for all who enter.

We would like a time line on the construction and repairs that our necessary to keep our building safe, secure, and a shining example for other communities to admire.

Respectfully yours,

Daniel Morea
Treasurer
American Legion Post 203

Harold G. Delamater
Commander
Veterans of Foreign Wars Post 666

September 10, 2015

Letter sent to Mayor Casale requesting Memorial Building exterior be painted before Memorial Day 2017.

September 8, 2016 0900

Scott McHugh, Bldg Inspector inspects Memorial Building Bingo Hall and notes fire extinguishers need replacing and Notice of Occupancy sign is missing. City provided fire extinguishers where needed and provided updated Occupancy Notice.

May 9, 2017

Meeting held between Memorial Building Committee, Mayor and City Administrator. Meeting to discuss list of needed repairs and maintenance including exterior painting. List of needed repairs provided to City. City Administrator states the following funds are or will be available under the Capital Plan:

2017 - \$32,520. Memorial Building improvements

2018 - \$45,000. For air conditioner unit and \$60,000. For windows

2019 - \$15,000. For front porch repair/replacement and \$12,000. For repair of retaining wall at east side of Memorial Building.

Discussion also took place regarding previous commitment by City to replace windows and doors for which grant money had reportedly been received.

June 6, 2017

Memorial Building Committee filed application with Rebuilding Together Dutchess County for building repairs.

June 9, 2017

Rebuilding Together representatives toured Memorial Building based on repairs cited in application.

June 28, 2017

Rebuilding Together application is in doubt because the Memorial Building is City-owned and not by a non-profit.

July 10, 2017

Based on May 9, 2017 meeting and list of needed repairs presented to City, Ruben Simmonds advises he will block-off the east entry to the Memorial Building as a safety measure as the retaining wall is partially collapsing. Caution tape placed across ramp leading to doorway.

August 7, 2017

Memorial Building Committee meeting with Mayor, City Administrator and Ruben Simmonds. Committee was requesting an update about the list of needed repairs, specifically the exterior issues i.e. stucco repairs, painting and front porch repair. No date was provided however the Mayor stated he was tired of hearing complaints from citizens re the exterior condition of Memorial Building and he promised the situation would be remedied in 2017. Also discussed was the loitering of individuals who use the porch as a place to consume alcoholic beverages and consume illegal drugs. Mayor states he will follow-up with Police Chief but there may be legal challenges to placing 'no loitering' signs at the Memorial Building. Since May 9, 2017 City has reconnected down spouts and replaced leaky water valves in the bingo hall. Building Committee replaced GFIs and motion detector lights on the Memorial Building. Volunteers are available to paint the shutters and railings but a date is needed for the exterior paint job to commence.

August 15, 2017

City requests Building Committee to meet personnel at the Memorial Building so an inspection can be conducted of the basement front wall and front porch. Present were Anthony Thomaselli, Dave Way, Ruben Simmons and Tim Owens. Mr. Owens states he will begin test bores on the front porch to ascertain the type of construction needed for the repair or replacement of the porch. Mr. Owens will also get prices to stucco and paint the building exterior.

September 13, 2017

City requests following items to be submitted in writing so they can be added to the May 9, 2017 list.

-hot water heater in boiler room not working

-faucet in lobby men room is frozen with corrosion and cannot be used

Once the above items were submitted to the City, repairs were promptly completed.

November 2017 City Council meeting

Mayor addressed the need to fix the problems at the Memorial Building i.e. windows, doors and exterior painting.

December 2, 2017

Burglary at Memorial Building. Forcible entry was made via the east door necessitating eventual door replacement. An interior office door was also forcibly entered and will eventually need replacement. Other damages were repaired by Veterans.

January 23, 2018

11am Meeting at City Hall. Present were Mayor Casale, Ruben Simmons, Harold Delamater, Bob Pucher and Moe Baxter. Purpose was inquiry as to Memorial Building repair status and time frame.

Ruben Simmons provided invoices for \$774.11 for water heater replacement and sink repair. Repairs made by City employees. Ruben discussed recent small repairs made to building. Ruben is to meet with contractor on Jan 24, 2018 for measurements and pricing of bingo hall windows. Measurements were completed on Jan 24 at 10am.

Tim Dexter has been appointed Coordinator for American With Disabilities Act (ADA) re repair/replacement of the front porch and handicap accessibility.

City will look into NYCERTA for grant to replace boiler, Teller Ave wall parchment and building painting.

March 2018 (Spring) Bids to go out for all building repairs and painting. During the same time frame the kitchen entrance wall and steps to be repaired/replaced.

City to contact Kearns Electric for estimate to replace electrical panels.

Late February/early March 2018 Bids for paint and windows. City will also inspect slate roof as slate tiles are breaking-off. We also discussed the bingo hall air conditioning which does not need replacement but could use an inspection and servicing.

Mayor states Capital Plan 2018 has not yet been approved.

2017 - \$32,500. For unspecified repairs to Memorial Building

2018 - \$45,000. For air conditioning unit and \$60,000. For windows.

2019 - \$15,000. For porch and \$12,000. For kitchen entrance.

The above figures were provided by City Administrator during May 9, 2017 meeting.

Per Mayor Casale the following will be done in 2018: retaining walls to be repaired/replaced, stucco and paint exterior and window pricing. The Mayor also stated he did not want the construction to conflict with Memorial Day (May 28) or Veterans Day (Nov 11) ceremonies.

April 2, 2018

7:50am Phone conversation between Harold Delamater & Ruben Simmonds re Memorial Building update status. Ruben stated:

2018 Capital Plan has not yet been approved for the front porch and kitchen entrance wall/steps.

The estimate for exterior painting is below cost but if it increases the work will need to go out for bid.

Windows: need Planning Board approval. The board meets once a month however their March meeting was canceled. Ruben will notify Harold of the next Planning Board meeting date. The Planning Board states to Ruben that the whole Memorial Bldg is considered historical.

Ruben added that current snow fall this date (April 2, 2018) has delayed the City's agenda re repairs at the Memorial Bldg. There is another potential snow fall predicted for Sat April 7, 2018. City workers have other priorities at this time – manpower will need to be shifted to the Parks Dept for Spring clean-up and additional man-power will be needed because "catch basins are collapsing all over the City". Therefore Ruben may not have the man-power to begin work at the Memorial Bldg i.e. wall/steps leading into kitchen.

Prepared by,

Harold G. Delamater
Commander
VFW Post 666

Chairman
Veterans Building Committee
413 Main St
Beacon, NY 12508

September 10, 2015

City Of Beacon
Office of the Mayor
1 Municipal Plaza Beacon, NY 12508

Attn: Mayor Randy Casale

I am writing to bring your attention to the Memorial Building's physical condition. The building is beginning to show its age and with the Spirit of Beacon Day approaching and Veterans Day just around the corner I thought it would be nice to show Beacon Pride by having a fresh coat of paint applied to the exterior.

The Memorial Building with its elegant white columns is the showpiece of Main St and, for all the Veterans who call it home, it's a matter of pride. I'm sure Beacon residents would agree to have the exterior painted before the holidays. There are other structural issues which need to be addressed but the first step is to brighten the exterior.

On behalf of the Veterans of Foreign Wars Post 666, American Legion Post 203 and Carmen Ramputi Detachment 861 Marine Corps League I encourage the City of Beacon to fund this worthy project.

Respectfully submitted,

Harold G. Delamater
Commander
VFW Post 666



PVT. WM. B. WILSON POST NO. 666
413 Main Street
Beacon, New York 12508

May 9, 2017

Meeting Agenda – re: Memorial Building maintenance/repairs

The Memorial Building Committee comprised of representatives from the Veterans of Foreign Wars Post 666, American Legion Post 203 and Marine Corps League Detachment 761 have requested a meeting with Mayor Randy Casale to discuss repairs and general maintenance which is needed at the Memorial Building. The Veterans are grateful for the repairs-to-date however more work is needed. We need to showcase the Memorial Building on Main St as a source of Beacon Pride. It is the hope of the committee that progress can be made towards that goal.

Exterior issues:

- stucco repairs and paint entire building
- front porch is sinking which will cause damage to the porch roof
- safety railings needed on front porch
- handicap ramp is needed at front porch entrance. Currently there is a small wooden ramp which has caused a Veteran to fall recently
- upgrade storm windows in first and second floor meeting rooms
- replace windows in bingo hall.
- repair retaining walls at Teller Ave entrance
- repair retaining wall on the Mase H&L side of Bingo Hall
- inspect slate roof and repair as necessary
- exit doors facing VanNydeck Ave need saddle to block excessive drafts
- properly secure downspouts to drains

Interior issues:

- boiler needs upgrade. Rust in system is causing problems to steam valves
- electrical panels need upgrade

Respectfully submitted,

Memorial Building Committee
Harold G. Delamater
Bob Pucher
Moe Baxter

NO ONE DOES MORE FOR VETERANS.



PVT. WM. B. WILSON POST NO. 666

413 Main Street

Beacon, New York 12508

August 7, 2017

Meeting Agenda re: Memorial Building maintenance/repairs status.

Meeting requested to determine status of items addressed during the May 9, 2017 meeting.

Exterior issues:

- stucco repairs and paint entire building
- front porch is sinking which will cause damage to the porch roof
- safety railings needed on front porch
- handicap ramp is needed at front porch entrance. Currently there is a small wooden ramp which has caused a Veteran to fall recently
- upgrade storm windows in first and second floor meeting rooms **(Grant application is pending but may not cover repairs due to City - owned building)**
- replace windows in bingo hall.
- repair retaining walls at Teller Ave entrance
- repair retaining wall on the Mase H&L side of Bingo Hall **(wall cap is collapsing however the wall itself may be sound. Steps need replacement)**
- inspect slate roof and repair as necessary
- exit doors facing VanNydeck Ave need saddle to block excessive drafts
- properly secure downspouts to drains **(completed)**
- trash being discarded on porch and front of building.**
- Empty Crack Cocaine bags have been found and individuals were found urinating in the front bushes on Mon am July 31, 2017.**

Interior issues:

- boiler needs upgrade. Rust in system is causing problems to steam valves
- electrical panels need upgrade

Work completed by Veterans Building Committee:

- Four exterior motion detectors lights were replaced**
- Work on shutters and railings are scheduled however we need to know when the exterior painting will be done so no conflict arises.**

Respectfully submitted,

Memorial Building Committee

Harold G. Delamater

Bob Pucher

Moe Baxter

NO ONE DOES MORE FOR VETERANS.

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Copyist M.K.

THIS INDENTURE made the first day of August nineteen hundred and twenty three.

BETWEEN AMY CRARY, CORNELIA FULTON CRARY, ALICE CRARY SUTCLIFFE, EDITH LIVINGSTON CRARY SMITH, AND FULTON CRARY being all of the heirs at law and devisees under the last Will and Testament of Agnes Boyd Crary deceased parties of the first part,

-and-

THE CITY OF BEACON, NEW YORK a Municipal Corporation party of the second part.

WITNESSETH that the parties of the first part in consideration of Three thousand five hundred dollars (\$3500) lawful money of the United States paid by the party of the second part do hereby grant and release unto the party of the second part its successors heirs and assigns forever.

ALL that tract or parcel of land situate in the City of Beacon, Dutchess County, New York known and designated as lot "E", on a Map duly filed in the office of the Clerk of the County of Dutchess and numbered 392, and known as "Map of the lands of the Estate of Margaret S.T. Van Kleeck deceased at Matteawan and Fishkill Landing, New York, dated October 8th, 1889 made by S. Scofield, C.E." and bounded and described as follows:

BEGINNING on the southwesterly side of Main Street at a point seven hundred fifty seven and two tenths (757.2') feet distant from the northwesterly corner of Tioronda Avenue, and running thence with Main Street northwesterly one hundred two and four tenths (102.4') feet to northerly side of Teller Avenue; thence with said Avenue southwesterly one hundred one (.101') feet; thence northeasterly and parallel with Main Street eighty two (82') feet to the westerly corner of the lot conveyed to Margaret S. Harris December 12th, 1889; thence with that lot northeasterly one hundred (100') feet to the place of beginning. Together with one half of Main Street and Teller Avenue adjoining the above described premises. For the sole purpose of erecting thereon a building in memory of and as a memorial for the heroic dead who made the supreme sacrifice in the World War., and of all the ex-service men and veterans in the City of Beacon.

TOGETHER with the appurtenances; and all the estate and rights of

R - 9/1/23

February 6, 1923 Adjourned Meeting
Petition on Page 437--Book of 1920

"Shall the City of Beacon, New York purchase a site and erect a Building in memory of, and as a Memorial for the heroic dead who made the supreme sacrifice in the World War, and of the ex-service men in the City of Beacon, said building to be for the joint use and occupancy of Beacon Post, American Legion and Wilson Post, V. of F. W., ex-pending therefor a sum of money necessary to complete the same, but not to exceed \$60,000, which said sum of money be raised by the sale of bonds of the City of Beacon, New York executed as provided by law, to be due within 20 years from the date of issue and issued so as to provide for the payment thereof in installments of \$3000 of bonds in each year from the date of issue, 1924 to 1943, and to bear interest at a rate not to exceed five per centum per annum, and sold at par, said bonds to be numbered consecutively from 1 to the highest number issued, said bonds and interest thereon to be a charge upon the taxable property of the City of Beacon and the whole thereof, and the City Council of the City of Beacon is hereby authorized to levy a tax annually upon the taxable property of the City of Beacon and to collect and pay the amount necessary to retire each bond as it becomes due."

Moved by Commissioner MacLaughlan that the resolution be adopted. Seconded by Commissioner Cronin, Mayor Stafford, Commissioners MacLaughlan, Cronin and Emery voted "Yes".

Carried.

Moved by Commissioner MacLaughlan that the petition asking for an election, signed by a number of taxpayers, be pub-

Gandy

HAYWARD AND PAKAN ASSOCIATES

ENGINEERS

ARCHITECTS

SURVEYORS

HAROLD HAYWARD, P.E.
WALTER S. PAKAN, P.E.
DONALD G. TOMLINS, P.E.
WILFRED A. ROHDE, P.E.
ROGER A. MASTRI, L.S.
JOHN V. KANE III, R.A., AIA
PETER R. CANTLINE, P.E.

April 20, 1984

City of Beacon
427 Main Street
Beacon, NY 12508

Att: Mr. John Joseph
Commissioner of Public Works

Re: Memorial Building Exterior Rehabilitation
Main Street and Fishkill Avenue
Beacon, NY

Gentlemen:

At your request, we have visited the above referenced building, to observe its condition, and explored several alternatives to accomplish necessary repairs to the exterior. It is our understanding that there is a preliminary budget of \$30,000 and it is desired to incorporate additional insulation if possible. A brief description of our observation of the building and repair alternatives is as follows:

Description - The original structure is a 2½ story gabled structure with approximately 1450 square feet of ground area. Single story wings of approximately 360 square feet each were added to each side. A later single story addition of approximately 3900 square feet is at the rear (south) of the original structure.

Existing Conditions - The entire exterior surface of the building is stucco of ½ to ¾ inch thickness directly adhered to the brick structure with no evidence of any lath. The stucco is somewhat discolored and cracked in many areas and has numerous patches.

The rear addition has the worst condition, with major peeling of loose stucco at the southeast and southwest corners. The brick in these locations has surface spalling from freeze/thaw action.

HAYWARD AND PAKAN ASSOCIATES

City of Beacon
Att: Mr. John Joseph

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Repair Methods - Restoration of the exterior while preserving the original appearance can be accomplished by using a mechanically fastened exterior insulation/finish system of by repair and painting of the existing stucco.

The exterior insulation/finish system recommended is Sto System M, which is an acrylic based wall coating which is applied to a mechanically fastened insulation board. A two inch thickness will provide insulative value of about R 8.3. Existing detailing of the stucco can be reproduced in this material, however, trim and other apputenances will require alteration to accomodate the extra thickness. Estimated cost of this system is \$5.50 per square foot.

Repair and painting of the stucco entails removal and patching of loose or missing material and two coat painting with a heavy base masonry coating (Re-Nu-It or equal). The quality of loose stucco which must be replaced is unknown but from our observations is estimated at approximately 25%. The estimated costs for this work is \$3.50 per square foot for stucco and \$1.10 per square foot for painting.

Exterior trim including windows, doors, shutters, portico, etc. should be scraped and painted with an estimated cost of \$2,800 for the entire building.

Repair Alternates - Several restoration alternatives with associated cost estimates are as follows:

1. Install exterior insulation/finish system on entire building and paint trim:

Finish system, 6800 ft. ² @ 5.50	\$37,400.00
Alter trim as required	4,500.00
Paint trim	2,800.00
	<hr/>
	\$44,700.00
10% Contingencies	4,470.00
	<hr/>
Estimated Cost	\$49,170.00

HAYWARD AND PAKAN ASSOCIATES

City of Beacon
Att: Mr. John Joseph

April 20, 1984
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2. Install exterior insulation/finish system on the original structure and east/west additions and repair and paint the stucco on the south addition. Paint trim.

Finish system, 3300 ft. ² @ 5.50	\$18,150.00
Alter trim as required	2,500.00
Stucco Repair, 900 ft. ² @ 3.50	3,150.00
Stucco Painting, 3600 ft. ²	3,960.00
Paint trim	<u>2,800.00</u>
	\$30,560.00
10% Contingencies	<u>3,056.00</u>
Estimated Cost	\$33,616.00

3. Repair and paint the stucco on the entire building and paint trim:

Stucco Repair, 1700 ft. ² @ 3.50	\$ 5,950.00
Stucco Painting, 6800 ft. ² @ 1.10	7,480.00
Paint trim	<u>2,800.00</u>
	\$16,230.00
10% Contingencies	<u>1,623.00</u>
Estimate Cost	\$17,853.00

The above estimates are preliminary and include construction costs only. It is suggested that investigation, beyond the extent of this report be done to determine the final scope of the project. It is apparent that any solution which incorporates additional insulation will exceed the preliminary budget.

If there are any questions, please call.

Very truly yours,

HAYWARD AND PAKAN ASSOCIATES



Donald G. Tomlins, P.E.

DGT:hgd

cc: 6897

Vets' meeting hall needs repairs but cost is a dilemma

FRIDAY, JUNE 9

By Rob Seetoo
Poughkeepsie Journal

BEACON — The city is spending more than \$14,000 to replace the roof over the porch of the Memorial Building on Main Street, but much more will be needed to rehabilitate the building.

Used by local veterans and owned by the city, the building has been deteriorating for years.

Craig Kirkup, quartermaster of Veterans of Foreign Wars Post 666, located in the Memorial Building, hopes the city will spend the money necessary to fully repair the structure.

In the past, city officials have agreed that the repairs

to Memorial Building were needed, but the project never really advanced beyond the conversation stage.

But during a recent meeting, the city council adopted a resolution to spend \$14,440 to replace the leaky, dilapidated roof over the building's porch.

The Memorial Building, at 413 Main St., was constructed in 1923.

In a handout to the council, another city veteran enumerated the repairs the building needs.

Fritz Ohlhoff, a candidate

for council in November and a member of American Legion Post 203, which also is housed in the Memorial Building, noted the main roof is also leaking and needs to be repaired or replaced. He said concrete entry walls and steps need to be replaced, that the entire exterior needs a good cleaning. Other relatively minor repairs also are needed, he said.

City Administrator Joe Braun put the cost of the non-porch repairs to the building, including fixing or replacing the heating, air conditioning and plumbing systems, at about \$50,000.

"The City Council wants to

do it at as little cost to taxpayers of possible," Braun said. Kirkup thinks the estimate is too low. He thinks it would cost \$50,000 just to fix the heating system.

"The pipes are rusted from the inside out," said Kirkup, adding the heating system is the original one and is about 75 years old.

Accord on immediacy

City and veterans officials agree that at least some of the work needs to be done — and soon.

Kirkup said the leaky walls and ceiling need immediate and careful attention.

"It's not worth if it water continues to come in," he said.

"The City Council recognizes the meaning, the importance and the beauty of the veterans Memorial Building and has agreed to funding to improve and refurbish it," said Councilman Steve Gold.

A longtime Beacon resident said the city should honor its veterans by maintaining the building they use.

"They've done a lot for this country and they need a place to go. So, why not," said Christine Lanier.

The veterans groups pay no rent for use of the building. In most other communities, veterans groups maintain or lease their own facilities.

Braun suggests the veter-

ans organizations contact civic groups and community programs, such as one using inmates from Beacon Correctional Facility, to find volunteers and defray the cost.

Kirkup, however, puts the onus back on the city.

"I go through this with every new set of politicians," he said. "They promise everything before they get elected and then forget your face and phone number."

Dollars & Sense, which examines how taxpayers' money is used to serve the public, runs each Friday. To suggest a topic, please call 437-4833.



Line Item	2012 Adopted	2012 Revised	2012 YTD Actual	2012 Difference	2013 Adopted	2013 Revised	2013 YTD Actual
Repair of Mem Bldg	2900	2900	2847	53	2900	2541	613
Repair of Mun Ctr	3000	14483	14388	-11388	11500	18159	18159

2012-2017

Line Item	Total Adopted	Total Actual	Total Difference	Percent Used
Repair of Mem Bldg	17400	6729	10671	38
Repair of Mun Ctr	81100	74431	6669	91

2013-2017

Line Item	Total Adopted	Total Actual	Total Difference	Percent Used
Repair of Mem Bldg	14500	3882	10618	26
Repair of Mun Ctr	78100	60867	17233	77

<u>2013 Difference</u>	<u>2014 Adopted</u>	<u>2014 Revised</u>	<u>2014 YTD Actual</u>	<u>2014 Difference</u>	<u>2015 Adopted</u>	<u>2015 Revised</u>	<u>2015 YTD Actual</u>
2287	2900	2900	1128	1772	2900	235	233
-6659	17800	17800	9034	8766	17800	17061	16237

2017 Difference | 2018 Proposed

2478	1500
11442	15000

BEACON CITY COUNCIL - PUBLIC MEETING 4/16/18

GOOD EVENING. DON GALLO, 28 SOUTH WALNUT STREET. SOME OF YOU ARE AWARE OF THE DRAINAGE PROBLEM ON SOUTH WALNUT STREET. I HAD SENT EMAILS AND PHOTOS OF FLOODING ON AT LEAST THREE PAST OCCASIONS, BUT TO NO AVAIL as there was no response. SOUTH WALNUT STREET HAS BEEN ON AND OFF THE CAPITAL PLAN two or three times that I can remember. If one ignores a problem long enough, it will somehow go away.

I was concerned to learn STORM DRAINAGE FOR THE PROJECT AT MAIN AND ELM HAS BEEN DIRECTED TO SOUTH WALNUT THROUGH THE REAR OF THE PROPERTY. THERE ARE AT LEAST 5 OR 6 CATCH BASINS on the property THAT I CAN SEE. THAT'S AN AWFUL LOT OF WATER TO BE FORCED ON A SYSTEM WHICH IS ALREADY WOEFULLY INADEQUATE and antiquated. Drainage is not a subject unfamiliar to me, so if there is a plan to slow the water and release it periodically with check valves or holding tanks, I'd like to know about it. It's called transparency.

To that end, I EMAILED THE CITY ENGINEER THRU MS. GROGAN AS I WAS INSTRUCTED TO DO. I COPIED THE MAYOR, BUILDING DEPT., MESSRS. KYRIACOU, MANSFIELD AND REMBERT, MY REPRESENTATIVE. TO DATE, ONLY MR. KYRIACOU ACKNOWLEDGED MY EMAIL.

IT SEEMS THAT MY RIGHTS AS A TAXPAYER DON'T INCLUDE QUESTIONING DECISIONS WHICH IMPACT MY QUALITY OF LIFE AND THAT OF MY NEIGHBORS. THE PUBLIC ISN'T ALLOWED TO SPEAK AT WORKSHOPS, questions aren't allowed at regular meetings AND EMAILS ARE IGNORED. WHAT IS ONE TO DO? IT'S PROBABLY OF NO CONSEQUENCE, BUT IN MY CAREER AND DURING MY TIME ON COUNCIL, SITTING WHERE YOU NOW SIT, I NEVER ONCE IGNORED RESPONDING TO A CLIENT OR CONSTITUENT REGARDLESS OF THE ISSUE.

EVEN MORE UPSETTING THAN THE DRAINAGE ON SOUTH WALNUT IS THE FACT THAT I'VE BEEN IGNORED ALL THESE YEARS. I HOPE IT'S NOT ROOTED IN DISDAIN. I find it at the very least discourteous.

THE CITY ENGINEER HAS BEEN COLLECTING A FEE FOR SO LONG AND IS SO FIRMLY ENTRENCHED, it doesn't feel it necessary to respond to me, either directly or indirectly.

I'VE LIVED IN BEACON MY ENTIRE LIFE as has my immediate family. MAYBE THAT'S THE PROBLEM. I'M THINKING THAT IF I WAS A RELATIVE NEWCOMER TO BEACON THINGS WOULD BE DIFFERENT. THAT'S MY PERCEPTION AND THAT OF OTHERS. It also seems that capital plans are designed, projects approved and laws enacted which appear to cater to select individuals and groups. That is also a prevalent perception.

Thank you. Enjoy the cupcake festival.

Randy J. Casale

From: Eileen Shepard <shampoogrll@yahoo.com>
Sent: Monday, April 16, 2018 4:11 PM
To: John E. Rembert
Cc: Lee Kyriacou; Randy J. Casale
Subject: Edgewater is bad for Beacon

Good Afternoon,

I'm writing today to express my concerns about the Edgewater Development.

I'm concerned about our schools and home values. My husband commutes full time on already packed trains at ungodly hours. I'm also concerned that these high density projects will set a precedent for other developers down the road.

The argument that millennials will be filling these units is uniformed. I feel the developer is a bit out of touch when it comes to the day to day costs and expenses of the average person living in the metro area and "millennials", on the other hand families are seeking homes, not more apartment dwellings.

The excess of variances granted is concerning, I want to see plans for town homes on this property... It's very telling and odd that that has never been presented.

There are so many reasons to oppose this project going foward as it is currently laid out, it's not "green", it's not sustainable for people who want to live here long term, and it's not actually going to be giving workspace for makers/artists if they won't be able to afford to live here.

John Rembert, to you specifically I would like to say that I voted for you in this last election and I expect you to represent me and my concerns.

Thank you all for taking the time to read my letter,

Eileen Sheppard and Toby Dunne
Beacon Homeowners and residents
186 Rombout

Sent from my iPhone

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 2:43 PM
To: Anthony Ruggiero
Subject: FW: Support for Main St.
Attachments: Edgewater Letter 2017.docx

From: Charlotte Guernsey [mailto:chrguer@hotmail.com]
Sent: Monday, April 16, 2018 1:53 PM
To: Randy J. Casale <mayor@cityofbeacon.org>; Terry Nelson <tnelson@cityofbeacon.org>; John E. Rembert <jrembert@cityofbeacon.org>; Jodi McCredo <jmccredo@cityofbeacon.org>; Amber J. Grant <agrant@cityofbeacon.org>; George M. Mansfield <gmansfield@cityofbeacon.org>; Lee Kyriacou <lkyriacou@cityofbeacon.org>
Subject: Support for Main St.

Dear Mr. Mayor Casale and City Counsel Members,

I would like to submit this letter I wrote back in July, 2017 to the planning board in support of the Edgewater development and density to the new city council.

In addition to this letter, I would like to add that we are in desperate need for nice studio apartments that will create housing for the entry level type jobs in Beacon. I have been handling many of the new rental projects in the last 12 months (including Leonard St. and soon to come Creek Dr.) All the apartments are filling well but we have hardly any rentals anywhere in the City of Beacon under \$1400/mon. I am in support of this proposed development because we need those 90 studios to help fill this void. If the project is limited in number of units built, the developer will have to maximize profit by building larger apartments (which will most likely also put more burden on the school district). I also want to point out that the more supply we have on the market should help satisfy the demand and therefore bring down comparable rental prices.

Thank you for your time and consideration.

Kindly,

Charlotte Guernsey

Principal Broker/Owner of
Gate House Realty
Lambs Hill, LLC
492 Main St., Beacon, NY
office ph. 845-831-9550 fax 845-831-9552
cell 845-656-8534

Also like on facebook: [facebook.com/gatehoureality](https://www.facebook.com/gatehoureality)

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 2:52 PM
To: Anthony Ruggiero; Beacon City Council
Subject: FW: Edgewater development

-----Original Message-----

From: Kit Burke-Smith [mailto:kitburke@yahoo.com]
Sent: Monday, April 16, 2018 2:51 PM
To: Randy J. Casale <mayor@cityofbeacon.org>
Subject: Edgewater development

Dear Mayor Casale,

I am incredibly concerned about the troubling proposed Edgewater development plans. Some of the many problems with this development are:

- The size and scope of Edgewater is not in harmony with the single-family homes and townhouses adjacent to it.
- The nature and height of Edgewater will hinder and discourage the appropriate use of the adjacent lots – single-family homes and townhouses. Who will want to build a new home with Edgewater out their window?
- By approving a special use permit for Edgewater, it will be easier for future developments to argue that their apartment building are in harmony with Edgewater. The country club and other nearby properties, if re-developed, will certainly become apartment buildings too.
- The developer is arguing that 7 apartment buildings has a lower environmental impact than 9, that the buildings will have a smaller footprint. But the developer doesn't have to build 300+ units. The environmental impact is certainly worse than single-family homes. And imagine the impact when Edgewater sets off a wave of new apartment buildings along the river!
- Special use permits were supposed to incentivize development during an economic downturn. We don't have to make such incentives while Beacon is a hot commodity and the good economy means there is so much investment money in real estate.

Please do not support this development. Many of your constituents, including me, don't.

Thanks for your continued dedication to our city!

Yours,
Kit Burke-Smith
Ward 1
Beacon, NY

-kit burke-smith

Randy J. Casale

From: Christine Wright <christine.wright710@gmail.com>
Sent: Monday, April 16, 2018 2:40 PM
To: Peggy Ross; Randy J. Casale; Omar Harper; Pam Wetherbee; Ali Muhammad; George M. Mansfield
Cc: Lisa Edelson; Lee Kyriacou
Subject: Concerned Resident -Thoughts on the Edgewater Overdevelopment

Dear Members of the Beacon City Council,

It is understood that you have a difficult and challenging job that only serves to become more of both as Beacon continues to overdevelop. As a new mother I understand challenges and difficult decisions. I am unfortunately unable to attend evening meetings of the Beacon City Council as a result, however that does not make me any less concerned about the present and future of our community.

The Edgewater construction is of great concern to my family and fellow residents. The pressure it will put on our school, the local environment that is already being compromised in the name of progress, not to mention traffic congestion; Edgewater is not in the character of Beacon.

By approving a special use permit for Edgewater, it will be easier for future developments to argue that their apartment building are in harmony with Edgewater. The country club and other nearby properties, if re-developed, will certainly become apartment buildings too.

Randy J. Casale

From: Anna Bergin <annabergin@gmail.com>
Sent: Monday, April 16, 2018 2:39 PM
To: Amber J. Grant
Cc: Jodi McCredo; George M. Mansfield; Lee Kyriacou; Randy J. Casale
Subject: Special Use Permit

Dear Ms. Grant,

I'm writing to you today as a homeowner in Ward 4 (and ward 3). As one of your constituents who happily voted for you, I would like it to be clear that I am strongly opposed to the special use permit for the Edgewater Project.

It is becoming perfectly clear that the amounts of development in Beacon (and Fishkill but BCSD) as a whole is surging to uncomfortable levels of traffic, noise, and impacts on the city schools. The Edgewater project does not fit into the criteria for granting a special use permit. It will be the largest of these massive projects so far, in the middle of a quiet residential neighborhood with an already congested traffic situation. It will not match the characteristics of that part of town, but it could set a precedent for the developments possibly still to come. If we do not stick to the zoning laws than why have them in the first place? The developer has already received variances for parking, taller buildings, and large buildings closer together on combined parcels of land. With this precedent what would stop another developer for buying and combining parcels to fit their "vision" too? Whether the developer likes it or not, Beacon's single family homes and open spaces make it Beacon, so why are we all supposed to get in line with the developer's vision instead? How many times? The developer also says it's "green" to make three giant apartment buildings. I'd like to see that be true, with actual green standards being used, because without any certification being sought, it's all talk.

City councils, planning boards, and zoning boards are put in place to make sure that the city government is working toward a vision of what its constituents want. It has become clear that some of the members of the local government past and present are more concerned with how a developer may feel regarding their decisions rather than what needs to happen to protect us. If the zoning has been incentivized then it is past due time to tighten the reigns.

People have lived in, moved to, and have their families in Beacon because they value affordability and the community. They aren't drawn here because of "luxury", congestion, and every ounce of open space developed. There is absolutely no draw to commuting 2 hrs to and from Beacon to pay identical prices to those in the city in addition to the \$400+ train pass (on a soon to be crammed train). They aren't looking for what they could get an hour closer in Yonkers or Jersey City. It's not happening. That is why you don't see the buildings already constructed or converted, full of tenants! We need you all to work together and be leaders of our community and defend it. If the city doesn't want to see Beacon as just another bedroom community, than why are we trying for exactly that? This developer has multiple projects in this city but he does not own us, does he?

Sincerely,

Anna Bergin
23 Jefferson Ave.

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 2:54 PM
To: Anthony Ruggiero
Subject: FW: Special Use Permit

From: Anna Bergin [mailto:annabergin@gmail.com]
Sent: Monday, April 16, 2018 2:39 PM
To: Amber J. Grant <agrant@cityofbeacon.org>
Cc: Jodi McCredo <jmccredo@cityofbeacon.org>; George M. Mansfield <gmansfield@cityofbeacon.org>; Lee Kyriacou <lkyriacou@cityofbeacon.org>; Randy J. Casale <mayor@cityofbeacon.org>
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Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 2:54 PM
To: Anthony Ruggiero; Beacon City Council
Subject: FW: Concerned Resident -Thoughts on the Edgewater Overdevelopment

From: Christine Wright [mailto:christine.wright710@gmail.com]
Sent: Monday, April 16, 2018 2:40 PM
To: Peggy Ross <pross@cityofbeacon.org>; Randy J. Casale <mayor@cityofbeacon.org>; Omar Harper <oharper@cityofbeacon.org>; Pam Wetherbee <pwetherbee@cityofbeacon.org>; Ali Muhammad <amuhammad@cityofbeacon.org>; George M. Mansfield <gmansfield@cityofbeacon.org>
Cc: Lisa Edelson <cityofbeacon@cityofbeacon.org>; Lee Kyriacou <lkyriacou@cityofbeacon.org>
Subject: Concerned Resident -Thoughts on the Edgewater Overdevelopment

Dear Members of the Beacon City Council,

It is understood that you have a difficult and challenging job that only serves to become more of both as Beacon continues to overdevelop. As a new mother I understand challenges and difficult decisions. I am unfortunately unable to attend evening meetings of the Beacon City Council as a result, however that does not make me any less concerned about the present and future of our community.

The Edgewater construction is of great concern to my family and fellow residents. The pressure it will put on our school, the local environment that is already being compromised in the name of progress, not to mention traffic congestion; Edgewater is not in the character of Beacon.

By approving a special use permit for Edgewater, it will be easier for future developments to argue that their apartment building are in harmony with Edgewater. The country club and other nearby properties, if re-developed, will certainly become apartment buildings too.

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 2:35 PM
To: Anthony Ruggiero; Beacon City Council
Subject: FW: Edgewater

From: James Case-Leal [mailto:jamescaseleal@gmail.com]
Sent: Monday, April 16, 2018 2:23 PM
To: Randy J. Casale <mayor@cityofbeacon.org>
Subject: Edgewater

Dear Mayor Casale,

You have ushered Beacon in to a period of great prosperity and deserve recognition for that. Now is the time to show strength and intelligence in managing that prosperity. Developers are flocking to make money with the expectation Beacon is free for the taking.

The sentiment throughout the city is that Edgewater is exactly the kind of residential development Beacon residents do not want or need at this point. Giving exceptions to zoning law to this degree sends a clear signal to developers that no one is minding the store.

The residents of Beacon who want and expect smart development. Voting in favor of changing zoning law to give up our water front to apartment buildings is not smart development. Choosing to give a developer 307 living units as opposed to 14 houses is not smart development.

These units are specifically marketed to transplants from NYC further shifting the local economy to be dependent on New York.

The argument that apartments are 'greener' is absurd. 307 dwellings are never more efficient than 14 houses. 307 families means 307-614 cars on Beacon roads.

The argument that the developer has already put in work is equally absurd. I can't expect an exception to paying at Key Foods on the grounds that I've already planned my meals and filled my cart. They knew the zoning law before they started.

Growth is good, but smart development is essential. Developers are flocking for investor profit and this has to closely **managed with intelligent strength** to ensure the best for the city of Beacon. The inflated market will drive up tax assessments and force out working families who are the bedrock of the community.

What we need is commercial development to bring the local economy in to balance with the residential boom and ensure that people employed in Beacon can afford to live in Beacon.

Beacon should not be a parasite suburb of NYC.

If a person who's raised in Beacon can't get a job in Beacon that pays enough to afford rent in Beacon they have to leave.

That's not growth, that's a take over.

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 1:40 PM
To: Anthony Ruggiero
Subject: FW: Edgewater special use permit

From: ryan green [mailto:fryinryan@gmail.com]
Sent: Monday, April 16, 2018 11:56 AM
To: Terry Nelson <tnelson@cityofbeacon.org>; John E. Rembert <jrembert@cityofbeacon.org>; Jodi McCredo <jmccredo@cityofbeacon.org>; Amber J. Grant <agrant@cityofbeacon.org>; George M. Mansfield <gmansfield@cityofbeacon.org>; Lee Kyriacou <lkyriacou@cityofbeacon.org>; Randy J. Casale <mayor@cityofbeacon.org>
Cc: Abraham Trabka <abe.trabka@gmail.com>
Subject: Edgewater special use permit

Dear City Council,

Tonight you will be deciding on Edgewater's special use permit. I understand it is a very complicated decision and appreciate all of the time and energy you have put into this process.

As a resident of Beacon I am writing to make it very clear that I am one of the many people in Beacon against the proposed construction.

The size and scope of Edgewater is detrimental to the environment and will drastically change the face of Beacon. The proposed development is not in harmony with the adjacent single-family homes and townhouses. Edgewater will change how that land is viewed and by approving a special use permit, it will be easier for future developments to argue that their apartment building are in harmony with Edgewater rather than the single family homes. No one is going to want to build a home that is towered by Edgewater. Approving this construction will set off a wave of new apartment buildings along the river and Beacon will no longer be the town we all love. It will also have a huge impact on the environment, resources and river.

Special use permits were an incentive for development during an economic downturn. We don't have to make such incentives at this point in time. Beacon is a popular destination for home ownership and tourism - so much of that is because we are still a charming small town with unique features such as the Hudson River, nature, hiking, trees, a walkable Main Street, and space.

Please let's not give special permits to developers. We need to protect our town and the people who live, work and love it here.

Sincerely,

Ryan Green
23 Church St

Randy J. Casale

From: Randy J. Casale
Sent: Monday, April 16, 2018 1:40 PM
To: Anthony Ruggiero
Subject: FW: City of Beacon Development (Edgewater and More)

From: L Martin [mailto:lumartin@yahoo.com]
Sent: Monday, April 16, 2018 11:04 AM
To: Amber J. Grant <agrant@cityofbeacon.org>
Cc: George M. Mansfield <gmansfield@cityofbeacon.org>; Lee Kyriacou <lkyriacou@cityofbeacon.org>; Randy J. Casale <mayor@cityofbeacon.org>
Subject: City of Beacon Development (Edgewater and More)

Hi Amber, I am a resident on Phillips Street within Ward 4 and writing to you to express my thoughts on all the recent development happening within Beacon. Being a life-long resident - it is exciting to see all the development but all of that comes with a price which I think is now going a step further in the wrong direction. A perfect example is the new building across from the Post Office ... after "all" of the comments on social media and speaking to fellow residents and seeing it stand out - many can admit it is / was a mistake but it's there now and we live on and hopefully learned something. Although it is great to have the momentum on our side, and I hope it continues, I think it is time to step back and relook at the true values that are the main-stay of the City of Beacon.

With the public hearing scheduled tonight (April 16) on the Edgewater Project, I want to make it known that I am opposed to the next steps required which is the "special use permit". It is only going to allow for more special requests when the next "project" is proposed and having this City Council set a precedent now is the right direction due to the impact it will continue to have. Also each of you (including those on the CC list) see what is written I am sure on the People' Committee for Development and Development 12508 social medial sites, where it gives the residents input good / bad. Kuddo's to both site administrators for doing that and getting to know the unknown details - let's come together for the sake of Beacon and not the developers!

Also, the Moratorium just ends on March 26th - really?

We should be in this together ... members that are appointed by the Mayor to the Planning and Zoning Boards should want to see development continue to happen within the City but with the public's interest first and foremost.

Thank you for your time

LuAnn Martin

Randy J. Casale

From: Flynn Larsen <flynn@flynnlarsen.com>
Sent: Monday, July 24, 2017 12:39 PM
To: Beacon Planning Board
Cc: Randy J. Casale
Subject: Edgewater development

Dear Planning Board,

After attending the last meeting and seeing the Edgewater presentations, it seems clear that this development should not be 307 units. Just because it CAN be that large, doesn't mean it SHOULD be that large. The variances being requested ("Several variances are being requested for this project, including: ▪ Maximum stories for Buildings 3, 4, and 6; ▪ More than 36 units per building (Buildings 1, 2, 3, and 6 have between 48 and 59 units); ▪ Less than 30 feet between buildings (building separations range from 12 to 24 feet)") and the fact that there seems to be no good solution for how to fit enough parking into the plan with the development at this size, lead to the obvious conclusion that the project should be scaled down.

I am also concerned about the amount of traffic the development will generate along 9D, which is already backed up frequently. The discussion of the traffic impact seemed to be not very well thought out at the meeting. Between Edgewater and the development south of City Hall you don't need to be a traffic planner to realize that 9D will become overloaded.

I do appreciate the thoughtfulness regarding the environmental considerations in the proposal, and the fact that the developer is a Beaconite, but I (and many others) are shocked at what things are getting approved (main case in point is the sidewalk debacle for the building next to Beacon Natural), so I am hoping and expecting true due diligence with the development proposals in the pipeline.

Sincerely,
Flynn Larsen
74 Rombout Ave.

Randy J. Casale

From: Anne Kane <annekane67@gmail.com>
Sent: Tuesday, June 13, 2017 2:39 PM
To: Etha Grogan; Randy J. Casale; amuhammed@cityofbeacon.org; Lee Kyriacou; Omar Harper; George M. Mansfield; Peggy Ross; Pam Wetherbee
Subject: Edgewater Development Concerns

Dear Mayor and City Council Members, as well as Zoning Board and Planning Board Members,

I am writing to urge you to reject the Scenic Beacon Development proposal for well over 300 units in seven buildings on the 12 acres north of the train station. You are all aware of the problems inherent in such a plan, as voiced in past hearings by residents and by board members. My fear is that there is some sense of obligation toward the developer that will sway you to accept his plan as it stands.

Having come from Saratoga Springs where, in the last 15 years or so, "progress" has got out of hand and many regret the scale of condo construction just off Broadway, overshadowing the little city and not providing much revenue in return, I fear Beacon will come to deeply regret any irreversible construction on the scale of this project. Seeing the various elevations, I am reminded at once of Cabrini-Green housing, dense clusters on brick which were finally razed. Don't scoff too quickly at the comparison. This arrangement of buildings, which oddly resemble bloated and abandoned rail cars just north of the station, are as isolating and unsightly as high-rises were in their day. The thought that the "public" will enjoy the "amenity" of open space squeezed into the center of these is ludicrous.

As a parent of four so-called millennials, I am quite sure that those who actually have lived in Brooklyn and Sunnyside would not welcome residing in such a densely packed spot, and none of them or their partners has yet totally abandoned the car. This sales pitch doesn't hold much credibility.

But you know all these arguments. I fear the City will be setting a seriously damaging precedent by approving this project. A scaled-down version, more in keeping with the style and density of housing in the area already, would be far more palatable, less burden on our schools and infrastructure, and more appealing to many who wish to live here in what still resembles open space.

Please consider the congestion, the aesthetics, the neighbors, the future, and reject this plan. Beacon will soon no longer be "scenic" as the developer likes to call himself, if this and similar plans are passes.

My sincere thanks to you all,

Anne Kane
67 Teller Ave.

Dutchess County Department of Emergency Response and
City of Beacon Mayor Randy Casale
invite you to participate in

Citizen's Preparedness Training

Tuesday, April 17, 2018

6:30pm Doors Open

7:00pm Program Begins

City of Beacon Fire Station #2

13 South Ave.

Beacon, NY 12508

- Acquire the tools and resources to better prepare for any type of disaster
- Learn how to respond accordingly in a disaster and recover as quickly as possible to pre-disaster conditions
- Each family will receive a free Citizen Preparedness Corps Response Starter Kit



Upcoming Citizen's Preparedness Trainings:

Pine Plains Town Hall

May 8th

Visit Dutchess County Emergency Management on Facebook or visit www.dutchessny.gov

Event is FREE and open to the public.

For More Information: (845) 486-2080

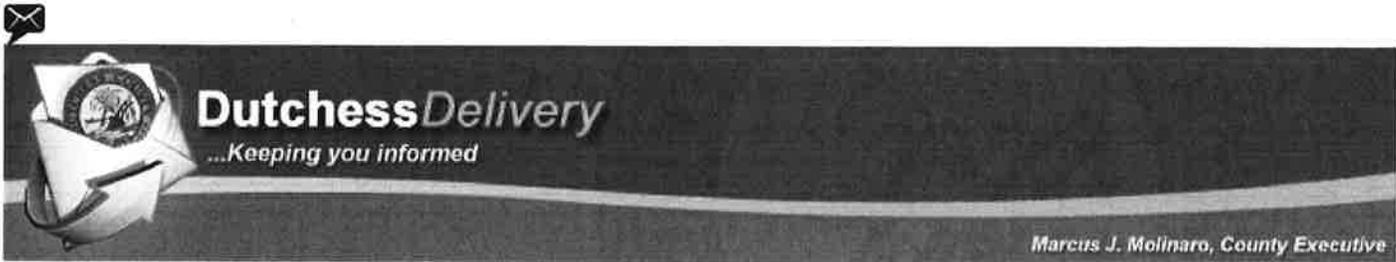
www.dutchessny.gov



5

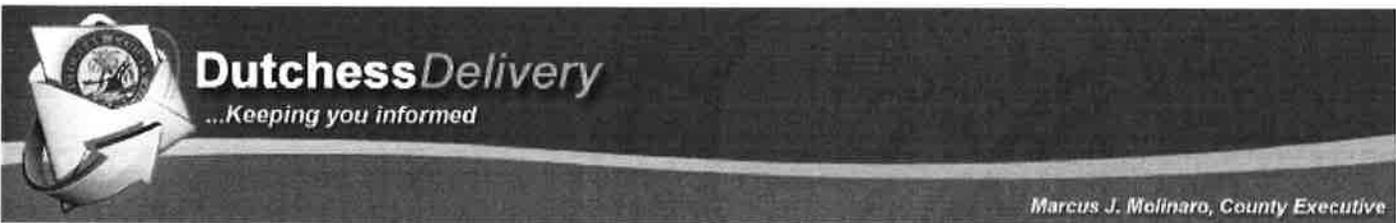
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Funds Available to Assist Senior Citizens with Home Repairs

Dutchess County, NY sent this bulletin at 04/12/2018 10:00 AM EDT



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Funds Available to Assist Senior Citizens with Home Repairs

Poughkeepsie... Dutchess County Executive Marcus J. Molinaro has announced the availability of funding to help senior citizens complete minor to moderate rehabilitation on their homes through the County's Senior Rehab Program.

The program provides zero-percent loans and deferred payment loans up to \$20,000 to income eligible senior citizens. Loans are repaid through a monthly payment, while deferred payment loans have no monthly payment and are repaid when the homeowner leaves or sells the property. Households making between 0-50% of the county median receive deferred payment loans, and households making between 50-80% of the county median receive zero percent interest loans.

Dutchess County Community Development Administrator Anne Saylor said, "Our program helps seniors who wish to remain in their home but struggle with the high cost and the overwhelming process of locating and dealing with a contractor. Low- and moderate-income seniors can access up to \$20,000 to make these repairs. The program provides critical support in developing the scope of work, selecting a contractor and monitoring the project."

Eligible applicants must be 62 years of age or older at the time of application. They must be named on the deed as an owner, and their total household income must be below the following maximums:

<u>Family Size</u>	<u>Income Limits</u>
1	\$50,350
2	\$57,550
3	\$64,750
4	\$71,900

Other parties may be named on the deed as long as the applicant is also one of the owners. Life tenants, properties owned by trusts, and properties with reverse mortgages are ineligible. Applicants must show the property is their principal residence. Eligible repairs include minor to moderate rehabilitation necessary to alleviate building code violations. The focus of the program is repairs to "major systems" such as roofs, furnaces, decks/porches, structural problems, handicapped accessibility,

electrical, and plumbing. Properties with necessary repairs that substantially exceed \$20,000 will not be eligible for assistance. The property must have a minimum of \$1,500 in repairs. Routine maintenance, such as cleaning gutters and painting, is ineligible.

Dutchess County Legislator Deirdre Houston said, "The task of performing home renovations can often seem daunting, particularly for many seniors, but Dutchess County's Senior Rehab Program can make the process less stressful for residents. The funds available through this program allow seniors to make necessary improvements that can allow them to live independently in their homes."

Eligible properties include single-family detached properties. Additionally, the federal funding source for this program limits assistance to "modest" homes. In Dutchess County, a home must be valued at or below \$243,000 for 2018 to be eligible for the program; this limit is established annually by the federal government. Generally, the County can use the "full market value" listed on a homeowner's most current property tax bill to determine this value. Mobile homes, condominiums and townhouses are not eligible for the program.

Eligible properties may be located in any Dutchess County municipality except the City of Poughkeepsie, which has its own Community Development Block Grant allocation.

Guidelines and applications are available by contacting the Dutchess County Department of Planning and Development, 27 High Street, Poughkeepsie, NY 12601 at (845) 486-3600 or at the [County's website](#).

www.dutchessNY.gov



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295 Main Street, Suite 1050, Buffalo, NY 14203-2508
125 East Bethpage Road, Plainview, NY 11803

www.dps.ny.gov

April 5, 2018

Dear Community Leader/Elected Official:

The New York State Public Service Commission is sponsoring a series of public statement hearings regarding the March 2018 winter storms and resulting power outages. The Commission has initiated an investigation of the storm preparation and response by the state's major electric utilities.

To ensure full public participation, the Commission will hold the public statement hearings to solicit input and comments from your community concerning the utilities' performance regarding the storm events. The hearings are open to members of the public who wish to participate and comment. Information received at the public statement hearings will be transcribed and will be included in the record. The public comments will be considered by the Commission in deciding this matter.

The enclosed fact sheet provides detailed information on how to participate in the public statement hearings and available options to submit comments. Information about the investigation can be found at www.dps.ny.gov. From the homepage, click on "Search," and enter the associated matter number (18-00618) in the "Search by Case Number" field.

I would appreciate your assistance with informing your constituents about the public statement hearings and encouraging them to provide comments. It is the Commission's intent to facilitate and encourage active and meaningful participation at the hearings. We hope you will consider joining us.

Sincerely,

LuAnn Scherer
Director
Office of Consumer Services

Enc.



March 2018 Winter Storms and Related Power Outages

Matter 18-00618

In March 2018, two severe snowstorms swept through parts of New York State causing widespread power outages. The New York State Department of Public Service (DPS) is investigating the preparedness and responses of all seven major electric utility companies in New York – Central Hudson Gas & Electric Corporation, Consolidated Edison Company of New York, Inc., Niagara Mohawk Corporation d/b/a National Grid, New York State Electric & Gas Corporation, Orange and Rockland utilities, Inc., PSEG Long Island, LLC, and Rochester Gas & Electric Corporation - regarding these power outages. The bulk of the power outages occurred in counties located in downstate New York.

Public Statement Hearings

DPS is seeking comments from utility customers regarding the snowstorm-related electric power outages. The Department is holding a series of hearings in the regions of the state that were hardest hit by the storms. Interested members of the public are invited to attend the hearings and provide comment. *

Each hearing will be preceded by a short presentation by Department Staff who will explain the investigatory process. Because the investigation is ongoing, Staff will not be able to comment on any findings at this stage.

Those wishing to comment will have an opportunity to make a statement to be transcribed and included in the formal record. All comments will be considered by DPS in its investigation. It is not necessary to make an appointment in advance or present written material to speak at the hearing. Each public statement hearing will remain open for a minimum of one hour and will continue until everyone wishing to speak has been heard or other reasonable arrangements have been made to include their comments on the record.

DPS is interested in comments from customers that address questions such as:

- How were you affected by the outages?
- Do you think you received timely, accurate and adequate information from your utility company about what was happening before, during and after the service outages?

*Persons with disabilities requiring special accommodations should call DPS's Human Resources Management Office at (518) 474-2520 as soon as possible. Telecommunication Relay Service users may request a sign language interpreter by placing a call through the New York Relay Service at 711. Individuals with difficulty understanding or reading English are encouraged to call the Department at 1-800-342-3377 for free language assistance services.

The dates, times and locations of the **public statement hearings** regarding Matter 18-00618 are as follows:

Date	Location	Time
Monday, April 16, 2018	Athens Volunteer Fire Department 39 3 rd Street Athens, NY 12015	Afternoon Hearing – 2 pm Evening Hearing – 6 pm
	Theodore Roosevelt Executive Building Legislative Chambers 1550 Franklin Avenue Mineola, NY 11501	Afternoon Hearing – 1 pm Evening Hearing – 6 pm
Tuesday, April 17, 2018	Suffolk County Legislature William H. Rogers Building Legislative Chambers 725 Veterans Memorial Highway Smithtown, NY 11787	Afternoon Hearing – 3 pm Evening Hearing – 7 pm
	Columbia Greene Community College Art Center Theater Room 500 4400 State Route 23 Hudson, NY 12534	Afternoon Hearing – 2 pm Evening Hearing – 6 pm
Monday, April 23, 2018	Poughkeepsie Town Hall 1 Overocker Road Poughkeepsie, NY 12603	Afternoon Hearing – 2 pm Evening Hearing – 6 pm
	Larchmont Public Library Village Center Room 121 Larchmont Avenue Larchmont, NY 10538	Afternoon Hearing – 2 pm
	Somers Middle School Auditorium 250 Route 202 Somers, NY 10589	Evening Hearing – 6 pm
Tuesday, April 24, 2018	Ramapo Town Hall 237 Route 59 Suffern, NY 10901	Afternoon Hearing – 2 pm Evening Hearing – 6 pm
	Pound Ridge Town Hall 179 Westchester Avenue Pound Ridge, NY 10576	Afternoon Hearing – 2 pm
	The Westchester County Center Little Theater Auditorium 198 Central Avenue White Plains, NY 10606	Evening Hearing – 6 pm
Wednesday, April 25, 2018	Monticello Fire Department 23 Richardson Avenue Monticello, NY 12701	Afternoon Hearing – 2 pm Evening Hearing – 6 pm
Thursday, April 26, 2018	Putnam Co Training & Operations Center Auditorium 112 Old Route 6 Carmel, NY 10512	Afternoon Hearing – 2 pm Evening Hearing – 6 pm

Anthony Ruggiero

From: Kathy Martin <kmar2957@yahoo.com>
Sent: Monday, April 16, 2018 11:11 AM
To: Anthony Ruggiero
Cc: Judson K. Siebert
Subject: 2018 tentative roll

Anthony,

I am in the process of finalizing the City's 2018 tentative assessment roll, which must be provided to the County so that it can be printed and made ready for distribution by May 1st. I was unable to review and adjust individual condominium assessments between the time I received the legal opinion from Albany and my finalization of the 2018 roll for publication purposes. This is due to the logistics of getting the roll completed on a City-wide basis. As a result, I will examine and adjust, as necessary, these assessments on next year's 2019 assessment roll.

Thanks, Kathy.

Grievance Day Memo:

City of Beacon Grievance Day is May 23, 2018 from 2 p.m. to 4p.m. and from 6:00 p.m. to 8:00 p.m.

Deadline for filing Form RP-524 is May 23, 2018

The deadline for submitting Form RP-524 is Grievance Day. If you mail the form, it must be **received** by the assessor or BAR no later than Grievance Day. If you do not file the form by the deadline, you will lose the opportunity for administrative **and judicial review** of your assessment this year.

It is important to bring documentation to support your claim. (appraisal, comparables)

If you wait until your tax bill arrives, it'll be too late to challenge the value assigned to your property or to ensure you're getting the exemptions you deserve.

Grievance procedures

Any person who pays property taxes can grieve an assessment, including:

- property owners
- purchasers in contract
- tenants who are required to pay property taxes pursuant to a lease or written agreement

Only the assessment on the current tentative assessment roll can be grieved - you can't grieve assessments from prior years.

There is no cost to grieve an assessment and it does not require you to hire a lawyer.

Randy J. Casale

From: Veronica Ferre <design@veronicaferre.com>
Sent: Monday, April 16, 2018 5:12 PM
To: Randy J. Casale
Subject: Fwd: Condo Assessment - My letter to the Council

Dr. Mayor Casale,

At tonight's meeting, I'd be happy if you read the letter that I sent today as you had offered to do.

Thank you,

Veronica Ferre
646-945-6263

----- Forwarded message -----

From: Veronica Ferre <veronica@veronicaferre.com>
Date: Mon, Apr 16, 2018, 9:56 AM
Subject: Condo Assessment - My letter to the Council
To: <mayor@cityofbeacon.org>, <tnelson@cityofbeacon.org>, <jrembert@cityofbeacon.org>, <jmccredo@cityofbeacon.org>, Amber J. Grant <agrant@cityofbeacon.org>, <gmansfield@cityofbeacon.org>, <lkyriacou@cityofbeacon.org>

Dear Mayor Casale and Council member,

On Thursday April 12, I became aware of a recent council vote that will have a significant and devastating impact on myself and my neighbors. I've spent these past few days furiously educating myself by speaking with neighbors and friends as well as my council representative and Mayor Casale. I asked many questions which I believe are basic to understanding this measure. The answers I received horrified and amazed me. Although this measure has been in council discussion for several months, will have a huge impact on your constituency by raising taxes 40% or more and will take affect as early as next month, I was told by council member Amber Grant that she'd have to do her homework and get back to me. I was amazed that a measure voted on unanimously over five weeks ago was still not completely understood for all of it's devastating affect. It seems the council is in a blind rush, playing follow the leader without facts, without understanding of the impact and without consideration to their constituency. Why the rush? Why would any independent thinking council member vote before doing their homework?

My understanding is that recently developed properties such as mine have attracted new investment, raised market values across the entire city and attracted business that makes Beacon a more vibrant place to live. Myself and many of my neighbors uprooted our lives and took great risk to be part of this renewal. Had we known that the tax rates and structure in place when we purchased our homes could change so drastically and abruptly, I personally would never have taken the risk since now I find myself in an unaffordable situation.

My building at 11 Creek Drive is a beautifully converted factory. The developer legally had the right to raze the nearly 150 year old structure and build a modern one with less expensive units, but instead chose to maintain the historic integrity of the site. This decision resulted in more expensive units which in my case was only affordable because I was counting on the existing tax structure. I feel the decision to keep the original building intact benefited the city as a whole yet the city offered no incentives and now amazingly seems to be punishing the owners by changing the rules under which they made their investment. Our research shows comparable properties in cities and towns across the state are being offered incentives by both the city and the state. Why is Beacon choosing to NOT offer incentives, but instead chooses to punish the very people who invest there? This is unreasonable, unfair and unconscionable.



**PROCLAMATION DECLARING MAY 2018 AS
"MENTAL HEALTH AWARENESS MONTH"**

WHEREAS, mental health is essential to the well-being and the vitality of our families, businesses, and communities; and

WHEREAS, mental health conditions are real and prevalent in our nation with 1 out of 4 Americans and 1 out of 5 children affected by mental illness.

WHEREAS, more people die from suicide in the United States than from traffic accidents and an estimated 22 veterans die from suicide each day.

WHEREAS, stigma and fear of discrimination keep many who would benefit from mental health services from seeking help; and

WHEREAS, with effective treatment those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, education, compassion, and awareness about mental illness can change negative attitudes and behaviors toward people with mental illness.

WHEREAS, each business, school, government agency, law enforcement agency, healthcare provider, organization and citizen share the responsibility to promote mental wellness and support prevention efforts.

NOW, THEREFORE, I Randy Casale on behalf of the **City of Beacon** do hereby proclaim the month of May 2018, as MENTAL HEALTH AWARENESS MONTH.

As Mayor I also call upon all **Beacon** citizens, government agencies, public and private institutions, businesses, and schools to recommit our community to increasing awareness and understanding of mental illnesses, reducing stigma, and discrimination, and promoting appropriate and accessible services for all individuals.



Randy Casale, Mayor



Date