

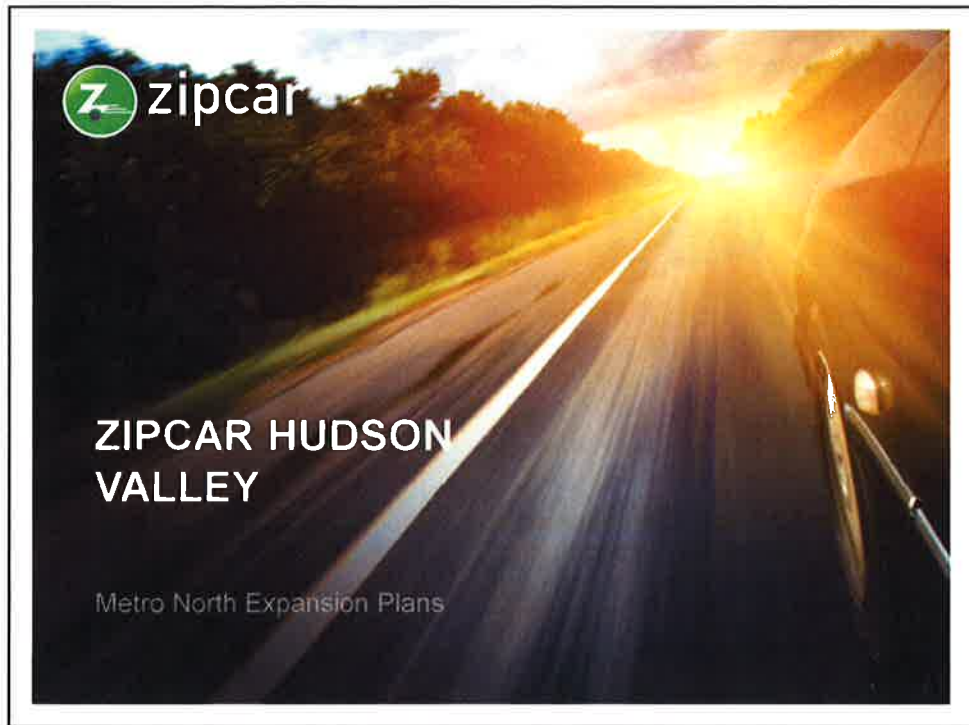


CITY OF BEACON, NEW YORK  
ONE MUNICIPAL PLAZA  
BEACON, NY 12508

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

March 14, 2016  
City Council Workshop Agenda

1. Zip Car Proposal
2. Getaway House Proposal
3. Wendel Energy Services, LLC - LED Light Update
4. Discussion of the Proposed Local Law Amending Chapter 45 of the City Code as it Relates to Planning and Zoning Board and Chapter 223 Zoning
5. Use of Solitary Confinement Update
6. Consideration of Local Law Regarding Special Use Permits
7. Announcement of Board Vacancies
8. 344 Main Street - Update
9. Executive Session - Matters Pertaining to the Appointment of an Individual
10. Executive Session - Potential Litigation



## ZIPCAR FOOTPRINT IN THE NEW YORK AREA



5



### New York City Facts:

- 3,700+ vehicles
- 500+ locations
- 70+ neighborhoods
- All five boroughs + NJ, CT & Upstate NY
- Local office in midtown
- City of New York fleet programs:
  - Zipcar for Government
  - FastFleet

## ZIPCAR SERVICES TO CITY OF NEW YORK



6

The City of New York is already using Zipcar to make fleet more efficient, sustainable and cost-effective.

### FastFleet<sup>®</sup> by zipcar

- Zipcar technology powers 600 NYC-owned vehicles across five city agencies
- Employees have easy access
- Fleet managers track utilization, history and reporting; manage risk and security

### Zipcar for Government



- City employees have access to reserve Zipcar vehicles to supplement city-owned fleet
- Gas, insurance and 180 miles of driving included



Save Money



Promote Sustainability





Manage Risk and Security

9

**NEXT STEPS**  
Explore timelines and align on vision for execution

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City of Beacon  
1 Municipal Plaza  
Beacon, NY, 12508

Attn: Mr. Mark Price, Recreation Director

February 22, 2016

Dear Mr. Price,



**RE: Getaway Intent to lease land at University Settlement Camp, 724 Wolcott Ave**

Thank you again for taking the time to meet and walk the premises at the University Settlement Camp this past Wednesday, February 17th. I left impressed both by the facility and preserved landscape, and was struck by the potential within.

Further to our conversation, Getaway is interested in leasing land within the University Settlement Camp on which to locate our tiny houses. By way of background, Getaway designs tiny houses, places them in the woods or unique destinations and rents them out by the night to stressed-out city dwellers looking to disconnect and recharge. Getaway houses are:

- **Minimal impact:** Getaway Houses merely require a gravel or organic pad on which to place the woods;
- **On wheels:** similar to (yet better than) a camper;
- **Well designed and comfortable:** houses include Casper Mattresses, a kitchen (including a propane stove), restroom including a toilet and shower (see the attached imagery of our current houses);
- **Off grid:** The Getaway team services the houses regularly on schedule, this includes fresh-water supply, grey water and toilet waste removal. There is no need for a septic system nor major infrastructure improvements to service Getaway House's.

We've just wrapped up our pilot (three houses outside of Boston), which sold out 5 months of weekends in the first day of launch, and has been 100% or near 100% booked every day since launch, after being featured in the press everywhere (most recently in NYT and [Business Insider](#)). We have seen considerable demand to launch in the New York City area, and feel that Beacon is the best place to do so.

We recognized that there is a shortage of by the night accomodation in the City of Beacon, and especially at the University Settlement Camp during the warmer months when the event venue is operational. We see this as a tremendous opportunity to bring a unique form of nightly rental accommodation to the City. I have also enclosed a deck that describes Getaway in further detail.

Given our intent to launch in New York City area for May 1st, would it be possible to meet in the coming week to discuss? We look forward to the prospect of a 'Getaway in Beacon.'

Sincerely,

Aaron Vomberg  
GetawayHouse  
+1.617.460.9916 | aaron@getaway.house





[www.getaway.house](http://www.getaway.house)







# *Getaway*

designs tiny houses

places them in the woods

& lets you rent them  
with one click



# *People Need To Getaway*

Technology + our jobs now fill every waking moment





# *But vacations suck*

**Cost**

**Average \$4k**

**Commute**

Travel takes forever

**Crowd**

Beaches with sweaty strangers

**Agenda**

So much you *have* to do

**Frequency**

1 week out of 52

# *Getaway is the anti-vacation*



Affordable:

\$99 per night



Accessible:

2 hours  
or fewer from  
the nearest major city



At ease:

Secluded  
& Serene

## *The Intersection of Three Commercial Trends*



Short Term Rentals

Airbnb:  
\$13b valuation



Personal Wellness

\$439b industry; +30% PER  
YEAR



Tiny Houses

Google Traffic  
+400% 2013-2015



# The Tiny Obsession



THE BIG  
TINY HOUSE  
FESTIVAL

# HGTV

TINY

house  hunters

TINY HOUSE  
NATION



**TINY**  
A Story About Living Small

Sustainability,  
good design,  
and the changing  
American Dream.

OFFICIAL SELECTION  
**DOC NYC**  
2013  
NEW YORK'S  
DOCUMENTARY FESTIVAL

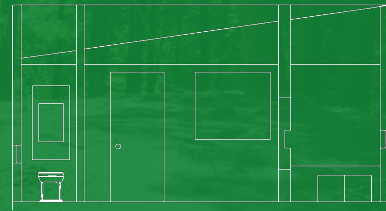
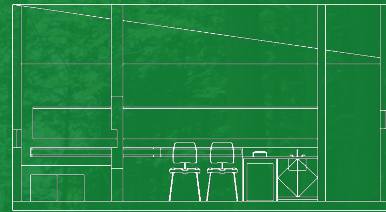
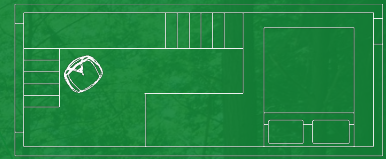
Saturday  
Nov. 16th  
4pm

SVA Theater  
333 West 23rd. St  
New York, NY

Directors, Merete Mueller and  
Christopher Smith in person



# *Tiny Houses in general*



On wheels

100-200 square feet

Regulated as RVs

Flexible – move or add as needed



*We've Built **3**  
of Our Own...*

Off-grid

Architect-designed

Smart home technology

Custom built for short term rental





*...placed them on beautiful & serene land...*

Affordable to lease – few monetization options for raw land

## *...and people love them*

Sold out 5 months of weekends within a day of launch

100% booked in first two months; 90%+ booked ever since; sold out weekends through Aug '16 by Jan '16

Guests driving 5 hours from NYC; 100s of emails from people who want Getaway in their city

*So did the press!*

**FAST COMPANY**

**treehugger**

**Boston Business Journal**

**BostInno**

**The Boston Globe**

**NECN**  
New England's **News** Station

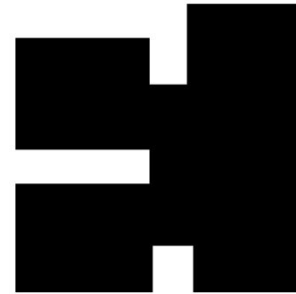


DESIGN

mother  
nature  
network

**IN-DEPTH  
RADIO**

**NEWSTALK  
1010**



Co.EXIST

**LIFE  
EDITED**

**WBZ 1030  
NEWS RADIO**

**CBS Boston**  
.com

**URBANDADDY**

**Aol. CONTEMPORIST**



*This is the moment...*



Spring 2016: Expand from 3 to 6 houses near Boston

**Spring 2016: +6 houses in Beacon, New York**

# *Nice to meet you!*



**Jon  
Staff**

**Founder/CEO**

Experienced entrepreneur with three venture funded startups (Harvard Business School)



**Peter Davis**

**Co-Founder  
Sales/Marketing**

Civic tech entrepreneur  
Harvard Law School



**Wyatt  
Komarin**

**Architecture**

Harvard Grad  
School of Design;  
Solar Decathlon  
winner



**Rachel  
Moranis**

**Design**

Architect;  
Harvard Grad  
School of Design



**Aaron  
Vomberg**

**Operations +  
Development**

Urban Planner  
Rezoned 30k+ units  
residential,  
developed retail and  
residential











**Sarah  
Ruehlow**

**Guest Relations**

Cornell 2016

# The *Only* Short Term Rental Tiny House Company

	Architect Designed	Professionally Built	100% off grid	STR Network
Getaway				
Tumbleweed				
Four Lights				
Airbnb, et. al.				



# *The First of Many Businesses*



Direct  
Sales

Post-College  
Communities

Time Shares  
2.0

Corporate  
& Artist  
Residencies

Dorm  
Replacement

Design  
Consulting

Build Your  
Own Kits

Homeless  
Relief

*Thank You!*





# *Appendix*



# *Emerging opportunities*

## Space

Corporate Retreats and Benefits

Urban projects: STRs, LTRs,  
Affordable Housing, Homelessness  
Relief

Direct Sales

## Progress

Serious conversations with Zipcar about creating a “Ziphouse” dedicated to members

Meetings with City of Boston Mayor’s Office, Boston Greenway, Nantucket Board of Health, City of Newton, MA, Louisville, KY

Dozens of emails asking if people can buy our house or plans



# House #1: Ovida



# House #2: Lorraine





# House #3: Clara



LOCAL LAW NO. \_\_\_\_ OF 2016

CITY COUNCIL  
CITY OF BEACON

PROPOSED LOCAL LAW AMENDING  
CHAPTERS 45 AND 223  
OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 45 of the City Code of the City of Beacon concerning Planning and Zoning Board and Chapter 223 concerning Zoning

A LOCAL LAW to amend Chapters 45 and 223 of the Code of the City of Beacon concerning Zoning.

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

**Section 1.** Chapter 45, Sections 2, 3 and 8 of the Code of the City of Beacon is hereby amended as follows:

§45-2. Vacancies.

If a vacancy shall occur in either the Planning Board or the Zoning Board of Appeals, other than by expiration of term, it shall be filled by appointment by the Mayor for the unexpired term.

§45-3. Removal of Members.

A. Any member of the City Planning Board and any member of the City Zoning Board of Appeals may be removed by the Mayor appointing authority for cause and after a public hearing. The following shall be grounds for removal for cause: 1) In the event any member of the City Planning Board or any member of the City Zoning Board of Appeals misses absence from three consecutive meetings or four meetings in any calendar year, such absences shall be grounds for removal or 2) failure to obtain the required four-hours of training in a twelve consecutive month period as required by NY General City Law §§ 27(7-a) and 81(7-a), as may be amended.



B. The Chairperson of the ZBA and the Chairperson of the Planning Board shall notify the Mayor in writing on or about December 1 in any year of any member or alternate member, if any, who fails to comply with the minimum requirements for training in any calendar year. In the event a member or alternate member of the ZBA or the Planning Board has failed to complete the minimum training requirements set forth in § 24-5, then the Mayor may remove such member for cause as hereinafter provided. The Chairperson of the ZBA and the Chairperson of the Planning Board shall also promptly notify the Mayor in writing at any time that a member of the respective Board shall fail to maintain the minimum attendance at meetings, upon which event the Mayor may remove such member for cause as hereinafter provided.

C. The process to remove a member of the Planning Board or Zoning Board of Appeals shall be as follows:

1. Notice. Such member shall be mailed a written notice specifying the nature of the cause for the member's removal.

2. Public hearing. Such notice shall specify a date, not less than 20 nor more than 30 days from the date of mailing such notice, when the Mayor shall convene and hold a public hearing on whether or not such member should be removed from service on such board. Such notice shall specify the time, date and place of such hearing.

3. Public notice. Public notice of such hearing shall be published in the official newspaper of the City, at least five days prior to the date of the public hearing.

4. Conduct of hearing. The public hearing on the charges shall be conducted before the Mayor. The member shall be given an opportunity, within the foregoing time constraints, to retain an attorney, present evidence, call witnesses to refute the charges, and cross-examine witnesses. A record of such hearing shall be made. The decision of the Mayor shall be reduced to writing together with specific findings with respect to each charge against such member. A copy of such decision and such findings shall be filed in the Office of the City Clerk and mailed to the member and the respective Chairman of the Board.

#### ~~§45-8 Master Plan.~~

~~The City Planning Board shall prepare and may change a comprehensive Master Plan for the development of the entire area of the City, which Master Plan shall show existing and proposed streets, bridges and tunnels and approaches thereto, viaducts, parks, public reservations, roadways in parks, sites for public buildings and structures, zoning districts, pier head and bulkhead lines, waterways and routes of public utilities and such other features, existing and proposed, as will provide for the protection and improvement of the City and its further growth and development and will afford adequate facilities for the public housing, transportation, distribution, comfort, convenience, public health, safety and general welfare of its population. The Master Plan and all modifications thereof shall be on file in the office of~~

~~the City Planning Board, and certified copies thereof shall be filed in the offices of the City Engineer and City Clerk.~~

**Section 2.** Chapter 45, Sections 14 and 15 of the Code of the City of Beacon is hereby amended as follows:

§ 45-14 Alternate Members.

As used in this article, the following terms shall have the meanings indicated:

**ALTERNATE MEMBER** An individual appointed by the Mayor of the City Council to serve on the City Planning Board and Zoning Board of Appeals when a regular member is unable to participate on an application or matter before the respective Board, as provided herein.

**MEMBER** An individual appointed by the Mayor of the City Council to serve on the City Planning Board or Zoning Board of Appeals.

**PLANNING BOARD** The Planning Board of the City of Beacon as established by the City Council under the City Code, Chapter 45, Article I, pursuant to the provisions of § 27 of General City Law.

**ZONING BOARD OF APPEALS** The Zoning Board of Appeals of the City of Beacon as established by the City Council under § 223-54 pursuant to the provisions of § 81 of the General City Law.

§ 45-15 Appointment; term; powers; applicability of state law.

A. The Beacon Council members hereby enact this article to provide a process for appointing alternate members of the Planning Board and Zoning Board of Appeals. These individuals would serve when members are absent or unable to participate on an application or matter before the respective Board.

B. Alternate members of the Planning Board and Zoning Board of Appeals shall be appointed by the Mayor of the City Council or other duly authorized appointing authority for a term of three years.

C. The Chairperson of the Planning Board and Zoning Board of Appeals may designate an alternate to substitute for a member when such member is absent or unable to participate on an application or matter before the Board. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the Board. Such designation shall be entered into the minutes of the initial Planning Board and Zoning Board of Appeals meeting at which the substitution is made.

D. All provisions of state law relating to Planning Board or Zoning Board of Appeals member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any provision of a local law/local ordinance relating to training, continuing education, compensation and attendance, shall also apply to alternate members.

**Section 3.** Chapter 55, Section 54 of the Code of the City of Beacon is hereby amended as follows:

§ 223-54 Board of Appeals.

A. A Board of Appeals, as heretofore established by City Council, is hereby maintained. The Board of Appeals shall consist of seven members appointed by the Mayor, each to serve for a term of three years, except that the members of the first Board shall be appointed for the following terms: one (I) member for one year, two members for two years and two members for three years. Vacancies for the unexpired terms of any members shall be filled for such unexpired period only.

B. ~~The Mayor shall designate a Chairman, or upon the Mayor's failure to do so, the Board of Appeals shall choose its own Chairman and, in his absence, an Acting Chairman. Such Chairman or, in his absence, the Acting Chairman may administer oaths and compel the attendance of witnesses. The Board of Appeals shall meet regularly at the City Court Room, on the fourth Monday of each and every month at 8:00 p.m., and such other times upon call of the Chairman.~~

C. All meetings of such Board shall be open to the public. Such Board shall keep minutes of its proceedings, showing the vote of each member on every question. If any member is absent or fails to vote, the minutes shall indicate such fact. The concurring vote of four members of the Board shall be necessary to decide in favor of the applicant on any matter upon which such Board is required to pass under the provisions of this chapter.

**Section 4.** Chapter 223, Section 55 of the Code of the City of Beacon entitled "Powers and duties of Board of Appeals," is hereby amended as follows:

§223-55. Powers and duties of Board of Appeals.

...

C. Variances. On appeal from an order, requirement, decision or determination made by an administrative official charged with the enforcement of this chapter, the Board of Appeals shall have the power to vary or adjust the strict application of the regulations or provisions of this chapter relating to the use, construction or alteration of buildings or structures or the use of the land, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done in accordance with the standards set forth herein as such standards may be amended from time to time by the New York State Legislature. ~~where the~~

strict application of any of the requirements of this chapter, in the case of an exceptionally irregular, narrow, shallow or steep lot or other exceptional physical conditions, would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. No variance shall be granted by the Board of Appeals unless it finds:

- ~~(1) That there are special circumstances or conditions, fully described in the findings of the Board, applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the neighborhood and have not resulted from any act of the applicant subsequent to the adoption of this chapter, whether in violation of the provisions hereof or not.~~
- ~~(2) That, for reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building and that the granting of the variance is necessary for the reasonable use of such land or building and that the granting of the variance is necessary for the reasonable use of the land or building that the variance as granted by the Board is the minimum variance that will accomplish this purpose.~~
- ~~(3) That the granting of the adjustment is in harmony with the general purpose and intent of this chapter and the City Development Department Plan and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.~~

(1) Use variances.

- (a) The Board of Appeals, upon appeal from the decision or determination of the administrative official charged with the enforcement of such ordinance or local law, shall have the power to grant use variances.
- (b) No such use variance shall be granted by a Board of Appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:
  - i. the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
  - ii. the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;



- iii. the requested use variance, if granted, will not alter the essential character of the neighborhood; and
  - iv. the alleged hardship has not been self-created.
- (c) The Board of Appeals, in granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

(2) Area variances.

- (a) The Board of Appeals shall have the power, upon an appeal from a decision or determination of the administrative official charged with the enforcement of such ordinance or local law, to grant area variances.
- (b) In making a determination, the Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such a determination the board shall also consider:
  - (i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the area variance;
  - (ii) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
  - (iii) whether the requested area variance is substantial;
  - (iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
  - (v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.
- (c) The Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

~~D. Exceptions. When, in its judgment, the public convenience and welfare will be substantially served and the appropriate use of neighboring property will not be injured thereby, the Board of Appeals may, in a specific case, after due notice and public hearing and subject to appropriate conditions and safeguards, determine and vary the application of the regulations of this chapter in harmony with their general purposes and intent as follows:~~

~~(1) Grant, in undeveloped sections of the City, temporary and conditional permits for not more than two years for structures and uses in contravention of the use regulations controlling residence districts, provided that such uses are important to the undeveloped sections and also provided that such use are not prejudicial to adjoining and neighboring sections already developed.~~

~~(2) Grant, in appropriate cases, permits for boarding and/or rooming houses.~~

~~(3) Grant a permit whenever it is provided in this chapter that the approval of the Board of Appeals is required.~~

~~D~~**E.** Conditions and safeguards. In all cases where the Board of Appeals authorizes the issuance of a building permit or occupancy permit under any of the above powers, it shall be the duty of said board to attach such conditions and safeguards as may be required to protect the public health, safety, morals and general welfare.

**Section 5.** Chapter 223, Sections 58 and 59 of the Code of the City of Beacon are hereby as amended as follows:

§ 223-58 Referral of appeal to Planning Board.

~~At least five days before the date of the hearing required by law on~~ Upon receipt of an application or appeal to the Board of Appeals, the Secretary of said Board shall transmit to the Secretary of the Planning Board for distribution to the Planning Board Members, a copy of said application or appeal, together with a copy of the notice of the aforesaid hearing, and the Planning Board may, prior to the date of said hearing, submit to the Board of Appeals an advisory opinion on said application or appeal.

§ 223-59 Decisions by Board of Appeals.

Every decision of the Board of Appeals shall be by resolution, shall be recorded in accordance with standard forms adopted by the Board and shall fully set forth the circumstances of the case and the findings on which the decision was based. Prior to any final decision of the Board of Appeals, the applicant shall submit a current certificate of inspection issued pursuant to § 179-6 of this Code. Timely notice of all decisions shall be given to all parties to the proceedings. The Board shall file a copy of each such resolution ~~in the office of the Commissioner of Public Safety, together with all supporting documents, and a copy with the Planning Board and the Building Inspector.~~ The Board of Appeals shall report to the City

Council periodically, at intervals of not greater than ~~three~~ twelve (12) months, summarizing all applications and appeals made to it since its last previous report and summarizing its decisions on such applications and appeals. A copy of such report shall be filed with the Planning Board and the Building Inspector at the same time that it is filed with the City Council.

### **Section 6. Ratification, Readoption and Confirmation**

Except as specifically modified by the amendments contained herein, the Chapter 190 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

### **Section 7. 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 8. 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 9. Effective Date**

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



**City of Beacon Workshop Agenda**  
**3/14/2016**

**Title:**

**Use of Solitary Confinement Update**

**Subject:**

**Background:**

**City of Beacon Workshop Agenda**  
**3/14/2016**

**Title:**

**Consideration of Local Law Regarding Special Use Permits**

**Subject:**

**Background:**

**ATTACHMENTS:**

Description	Type
Memo expiration of special permits	Backup Material
LL Expiration of Special Permits	Local Law

**LOCAL LAW NO. \_\_\_\_ OF 2016**

**CITY COUNCIL  
CITY OF BEACON**

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

A LOCAL LAW to amend  
Chapter 223 of the Code of the  
City of Beacon concerning  
Zoning

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon concerning  
Zoning.

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

**Section 1.** Chapter 223, Section 18, Subsection F of the Code of the City of Beacon, entitled  
“Expiration of special permits” is hereby amended as follows:

§223-18. Special permit uses.

...

F. Expiration of special permits.

(1) A special permit shall be deemed to authorize only the particular use or uses  
specified in the permit and shall expire if:

(a) A bona fide application for a building permit is not filed within one year of  
the issuance of the special permit; or

(b) If all required improvements are not made:

[1] For special permits that do not include construction of a new  
building or addition, within one year from the date of the issuance of  
the building permit.

[2] For special permits that include construction of a new building or  
addition, within two years from the date of issuance of the building  
permit.

(c) Said use or uses shall cease for more than six months for any reason.

(2) The City Council may grant one or more extensions, of up to six months each, to:

(a) Complete the conditions of approval for the special permit use, upon a finding that an applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit within one year of the issuance of the special permit. No further extensions may be granted if the conditions are not completed within two years following the issuance of the special permit; and

(b) Complete construction of the improvements, upon a finding that an applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the project. No such extensions shall be granted unless the City Council finds that all appropriate erosion control measures to protect surrounding properties are in place.

The City Council may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time under this section shall not require a public hearing.

...

## **Section 2. Ratification, Readoption and Confirmation**

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

## **Section 3. Numbering for Codification**

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

## **Section 4. Severability**



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

### **Section 5. Effective Date**

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

**City of Beacon Workshop Agenda  
3/14/2016**

**Title:**

**Announcement of Board Vacancies**

**Subject:**

**Background:**

**City of Beacon Workshop Agenda  
3/14/2016**

**Title:**

**344 Main Street - Update**

**Subject:**

**Background:**

**City of Beacon Workshop Agenda**  
**3/14/2016**

**Title:**

**Executive Session - Matters Pertaining to the Appointment of an Individual**

**Subject:**

**Background:**



**City of Beacon Workshop Agenda**  
**3/14/2016**

**Title:**

**Executive Session - Potential Litigation**

**Subject:**

**Background:**