

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 4, 2016. Please note that the video recording of this meeting is available at <http://vimeo.com/channels/40154>.

Council Members Present:

George Mansfield, At Large
Lee Kyriacou, At Large
Peggy Ross, Ward One
Pamela Wetherbee, Ward Three
Ali Muhammad, Ward Four
Randy Casale, Mayor

Council Members Absent:

Omar Harper, Ward Two

Also Present:

Anthony Ruggiero, City Administrator
Nick Ward Willis, City Attorney

A moment of silence was observed for all those who have died fighting for human rights, equality and justice throughout the world.

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:

- 1. Mary Fris, Flora Garden and Home:** Does not think Main Street parking meters are a good idea. Advised about a petition going around signed by people who are opposed to it. Does not want to discourage people from coming to Beacon to shop. People do not want to feed a meter to do their errands. Does not think business owners should parking on Main Street all day. Does not see police officers on Main Street ticketing cars. If they would enforce the laws that are already in effect, that would be helpful.
- 2. Dennis Pavelock, Chair of the Declaration of Independence Committee:** Advised that he was approached with the suggestion of moving the reading of the Declaration of Independence to Memorial Park, but the committee decided to keep it at City Hall.
- 3. Marcia Frahman, Citizens Against Parking Meters on Main Street:** Advised the petition has over 400 signatures against the parking meters. Cold Spring just voted against meters. Mentioned that the signage on Main Street is horrible and that the 2-hour parking regulation is not enforced. Would like the signage to be clearer and would like to have the regulations enforced. Feels that the police have enough to do besides monitor cars on Main Street.
- 4. Theresa Kraft:** Thinks the Getaway House people should buy their own land and not be able to lease land for next to nothing.

Public Hearing:**Concerning the Petition to Rezone Certain Parcels in the Linkage Zone:**

Nick Ward Willis: Explained the issue and read the Dutchess County Planning Department response.

Speakers:

5. **Gianne Carapola, 26 Hammond Plaza:** Showed slides of the maps included in the Comprehensive Plan where medium-density zoning is recommended. On page 40 of Comprehensive Plan it states that new construction should not imitate or duplicate but should be compatible to its surroundings. Thinks there can be a compromise.
6. **Clare Agre, 22 South Avenue:** Does not see that there is any rationale for these properties to be zoned this way; perhaps it was an oversight. There are no erosion controls in place. The LWRP is based on scale and respect for the neighborhoods.
7. **Elizabeth Barrett, Wolcott Avenue:** Advised that she has been a resident for 24 years. Has restored homes and commercial properties in Beacon. Believes that the parcels in questions were included in the linkage in error. Would like to see them revert to the zoning from 2007.
8. **Lisa Gallina, 23 Hammond Plaza:** Advised that she has lived here for 23 years. Does not recall ever being notified by the City that the review was occurring. Advised that she did not know that the issue was being discussed at this meeting until two hours ago.
9. **Father John Williams, St. Andrews Church, 17 S. Avenue:** Advised that the Episcopal Church has been here for over 100 years. The Church is here to help improve Beacon. They currently have no development plans or architect. Their intention is to put a building on the site that will look good – the church would be its closest neighbor. Does not believe it is a single-family area. Will be available to answer any questions.
10. **Barry Donaldson, Croton-on-Hudson, Advisor to the Episcopal Church, Planner and Architect:** As an advisor to the Episcopal Church, believes any project undertaken will be done so with the involvement of the community. Does not believe that this parcel needs to be rezoned, but does believe that they need the community to help create something that would be appropriate there. Recommends a design charrette for the site. Does not believe that the master plan should be capriciously disregarded. Would like to work with the community to develop the site appropriately.
11. **Murray Milligan, Congregant of St. Andrews Church:** Has concern with the two parcels on South Avenue owned by St. Andrews Church. Advised that some people signed the petition twice.
12. **Maggie Yarnis, 26 South Avenue:** Strongly disagrees with Fr. John and Mr. Donaldson. Read a Zillow ad for the Church parcel where it advised that the structure built on the site could be 4, 5 or 6 stories with zero minimum setback which means they can build right at the sidewalk. This is the opposite of what Fr. Williams just said. She does not want to end up with a Starbucks and huge tower next to her. She added that this is the opposite of what the gentlemen just said. She fears quality of life will be

diminished. Also mentioned the mismanagement of the school district. Mentioned that if the City of Beacon has inadequate emergency medical techs, how will it fare with 200 additional families in the neighborhood. Mentioned Andrew Jackson Downing and his influence on the houses in Beacon. Knows that people would love to get their hands on those homes and refurbish them.

- 13. Matthew Healy, 30 South Avenue:** Takes issue with Fr. Williams's opinion on those houses; thinks they are beautiful and not eyesores. Feels that the best thing for the community would be to find a buyer for those houses who would be able to refurbish them.
- 14. Theresa Kraft:** Quoted from the Comprehensive Plan. Asks that the Council restore the properties to their original zoning category. If a project goes forward under these criteria, there will no longer be a view shed or vista. Hudson River Painters flocked here for the views; let us not destroy it.
- 15. Kyle Wonderly, 39 Rombout Ave.:** Moved here from Fishkill 5 years ago. Is happy to see that people are diligently restoring their homes in the neighborhood. The block is under significant construction. There is an unbelievable view that we all treasure and would be a tragedy to ruin it.
- 16. Jennelle Styles:** Raised here and works here. Respects the conversations that are occurring and wants to voice her opinion on the Rt. 9D section. Believes that it can support increased density. When the trees have leaves, there is no view. The Dutchess County Planning Department supports keeping the zoning linkage intact for vitality and walkability. Why are we calling for this selective rezoning? Believes that the 9D corridor is a fast-moving corridor that can handle more density. It is a very diverse area. When you hit the curb at Rose Hill, there is a beautiful view of the River and then you come into two other very dense developments.
- 17. Mayor Casale:** Asked if the public hearing should be closed or left open. It was decided that it should be left open and will continue on May 2. Motion by Lee, seconded by George 6-0.

Mayor Casale advised that the City's emergency medical situation was never at risk and at this moment the City has more coverage than we ever did.

Council Member Reports:

- 18. Ali Muhammad:** Thank you to everyone for coming. Thinks about the needs of our City and zoning is a huge issue. We need to continue to work together to find solutions.
- 19. Lee Kyriacou:** Referred to the map on the last page of the comprehensive plan in the Land Use section. The yellow parcels are medium density which calls for 5 -8 dwelling units per acre. (get more info)
- 20. George Mansfield:** Appreciates everyone's input on this matter and glad that the City is giving it the attention it deserves. Advised that a friend of his had his shop windows shot out with a bb gun. Maybe we can install cameras around the dummy light. He has begun meeting with the E. Main Street business owners to discuss forming a committee. Is eager to move forward with renaming the South Avenue Bridge.

- 21. Pam Wetherbee:** Understands that we will be having the capital plan discussions soon but would like to review the paving map in the Mayor's office to see what roads need to be redone and the time frame. Had a constituent ask about the Beacon's lead readings. The Highland Meadows project has begun and they removed some of the trees for drainage and will begin the asbestos removal soon. Tony Lassiter and I attended the send off of the Hudson Valley Honor Flight along with 82 Hudson Valley veteran residents on Saturday at Stewart Airport. It was such an amazing thing to see. There was one Beacon resident who participated, Tom Reed, a Korean War veteran. An event like this make you happy to be a part of this great county.
- 22. Peggy Ross:** With regard to the question about our water, I learned on our tour of the Water Department that we are in very good shape there. If someone has old pipes, they can get a free lead sample tester kit at Home Depot. As far as rezoning is concerned, we are beginning a review of the comprehensive plan and waterfront zoning with a planning consultant so the timing is perfect. Maybe this could be in the scope of work. We will revisit this on May 2. The River Sweep is on Saturday where they will be cleaning up a couple of sites. It's such a great event, it's out of doors, it's exercise and doing good, it's a chance to meet new friends, there is no downside. Hope everyone has made plans for Peter Pan. Also, ReePlay is accepting donations of used kids clothing and gear. The sale is lovingly put together by volunteers to raise funds for our parks and library programs. Did want to say something about the transparency question for the linkage zoning. I was not on council at the time but I know that there were over 300 notices sent off to property owners in the vicinity. There were handbills and announcements. There were two public meetings about the issue so an effort was made back then but we can try to better this time.
- 23. Anthony Ruggiero:** I know the Mayor just mentioned our emergency medical needs. We were in constant contact with the providers and were coordinating the whole time. At no time were we at risk of not being covered. Mobile Life will provide advanced support and BVAC will provided standard support.
- 24. Mayor Casale:**
Thanked everyone for coming. On April 19th the DC Emergency Management Department will hold a workshop on Emergency Preparedness at our (Firehouse, the location was changed due to the presidential primary) Recreation Center at 23 Center Street. April 5th is Mayor's Recognition Day of National Service. The Mayor read the information regarding the DC RSVP services and the proclamation. Mayor Casale added that there are a lot of groups here in Beacon that give back to the community. It has always been that way and always will. Mayor Casale read the information about Arbor Day, April 29 at 4pm on Henry Street and the Arbor Day Proclamation.

Resolutions, Ordinances and Local Laws:

- 25. Resolution to Schedule a Public Hearing for April 18, 2016 to Receive Comments Concerning a Local Law to Amend Parking Regulations on main Street between E. Main and Herbert Streets.**

Motion to by Council Member Wetherbee, second by Council Member Mansfield

6-0

26. Resolution Authorizing a License Agreement with Getaway House New York, LLC for use of the University Settlement Camp

Nick Ward Willis explained the terms of the agreement and the termination clause for both parties.

Motion by Council Member Mansfield, second by Council Member Muhammad

6-0

27. Resolution Authorizing the Circulation of Intent of the City Council to be Lead Agency for Review of the Passive Solar Installation at the Former Beacon Landfill Site.

Motion by Council Member Muhammad, second by Council Member Mansfield

6-0

28. Referring the Proposed Local Law Amending Chapters 45, 195 and 223 of the Code of the City of Beacon to the Beacon Planning Board.

Motion by Council Member Mansfield, second by Council Member Kyriacou

6-0

29. Resolution Authorizing Entering into a License Agreement with O'Donnell Construction Corp. for the Use of Eighteen Parking Spaces at the Eliza Street Parking Lot.

Nick explained the terms of the agreement and that the developer is talking with the landlord about the spaces. Council Member Kyriacou mentioned that we need to include in our planning process a look at lots that people are developing. This one extends beyond the covered drive up window. In this instance, we are pretty close to the line where we would say you have to provide your own parking. Council Member Mansfield asked about what would happen if they lose their parking spaces. Nick Ward-Willis advised that this would be an enforcement issue with the building department. Council Member Kyriacou added that this might be another instance where we could use the pay for parking mechanism.

Motion by Council Member Muhammad, second by Council Member Mansfield

Councilman Kyriacou voted no – he was willing for 18 but not for 24.

5-1

Approval of Minutes:

30. Approval of Minute of March 21, 2016

Motion by Council Member Muhammad, second by Council Member Wetherbee

6-0

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.

- 31. Lou Amaroso:** With regarding to parking on Main Street, how many parking lots does the City own and what are the maintenance costs for snow removal and striping. Asked how many illegal pieces of property are used for parking lots?
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Next Workshop: April 11, 2016

Next Council Meeting: April 18, 2016

Respectfully submitted,
Elizabeth Evans, Assistant to the Mayor