



CITY OF BEACON
One Municipal Plaza
Beacon, New York 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

June 6, 2016
City Council Agenda Regular Meeting

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call:**
- IV. **Public Comment:**

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. Please sign in at the podium. This segment will last no longer than thirty minutes, with speakers recognized in the order they appear on the sign-in sheet. A second public comment opportunity will be provided later in the meeting for those who do not get to speak during this first segment.

- V. **Community Segment:**

- A. Kids R Kids Feeding Program

- VI. **Reports:**

- A. Council Member Ali Muhammad
- B. Council Member Omar Harper
- C. Council Member Lee Kyriacou
- D. Council Member George Mansfield
- E. Council Member Pam Wetherbee
- F. Council Member Peggy Ross
- G. City Administrator, Anthony Ruggiero
- H. County Legislators
- I. Mayor Randy Casale

- VII. **Local Laws and Resolutions:**

- A. Consideration of a Resolution to Authorize an Agreement with Renewable Highlands for a Community Choice Aggregation Program
- B. Consideration of a Resolution to Schedule a Public Hearing to Receive Comments Concerning a Local Law to Amend Chapter 211 of the Code as it Relates to School Speed Limit Signage
- C. Consideration of a Resolution to Schedule a Public Hearing to Receive Comments Concerning a Local Law Amending Chapter 223 of the Code as it Relates to Zoning and Affordable Housing
- D. Consideration of a Resolution Authorizing an Agreement with Millennium Strategies for Grant Related Services
- E. Consideration of a Resolution to Ratify the Memorandum of Agreement between the City of Beacon and the Beacon PBA

- VIII. **Approval of Minutes:**

Minutes of May 2 and May 16, 2016

- IX. **2nd 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. This segment will last no longer than thirty minutes. Those who spoke at the first public comment segment are not permitted to speak again.

X. Adjournment:



Kids R Kids Feeding Program
Until All Are Fed



March 31, 2016

Mayor Randy Casale
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Dear Randy:

The mission of the Kids R Kids Feeding Program (a 501 c 3 organization) is to work to reduce childhood hunger in the City of Beacon “until all are fed”. According to Share Our Strength, six out of seven eligible children do not receive a free summer meal. In America, 15.3 million children (nearly one in five) struggle with hunger. The Children’s Defense Fund states that children, especially those under age 5, are the poorest age group in the country. These children live in families that lack the means to regularly put enough nutritious food on the table for everyone to live healthy, active lives. They are considered “food-insecure”.

There are 99,000 schools operating the National School Lunch Program, but only 35,500 Summer Food Service Sites operate nationwide. Of the 21.5 million children receiving free or reduced-price lunches each school day, only 2.7 million receive summer food! With the assistance of Cornell Cooperative Extension and Al Muhlneckel, the Food Service Administrator for the Poughkeepsie City School District, the 2011 summer established the “re-birth” of the summer meals program in the City of Beacon. In our initial year, children were able to receive lunch at two open sites and one closed one. During Summer Meals 2015, children were able to participate in daily activities and receive a lunch at five open sites throughout the City!

One of our greatest challenges is to increase public awareness of the program. In 2015, we made tremendous strides! Through our collaboration with the Beacon City School District, a summer meals flyer was given to each child and was also listed on the June School Lunch Menu. We were able to display a bi-lingual summer meals banner on Main Street in front of the Post Office during the month of July. We also displayed a billboard message on Route 52 during July. During our fifth summer, we were able to increase the number of children served at our open sites by almost 9%. The Summer Meals Program is available to children who are 18 or younger. There is no income or residency requirement.

The Kids R Kids Feeding Program worked collaboratively with the Green Teens and Common Ground Farm (a local CSA) to provide two chefs that prepared nutritious snacks made from locally grown produce for the children each Wednesday at the five sites. We had a new collaboration with Hudson Valley Seed which allowed us to have a nutrition educator at each site every week.

During the 2014-2015 school year, nearly 48% of the total school enrollment qualified for free or reduced price meals. Numbers for the current school year, indicate that this percentage has increased to 49% (some elementary schools are over 50 %!). We will be looking for support that will enable us to expand our capacity. The purchase of a cargo van has helped to alleviate some of the transportation barriers that we experienced in previous years. We will once again hire a driver and a person to assist in delivering the meals that the School District will prepare. We are looking to significantly expand the programs that are offered to the children. Each Monday, indoor physical activities were offered at every site. The acquisition of additional program supplies will allow us to expand the activities that we can offer. Every Tuesday, the children were presented with arts and crafts. On our "Wellness Wonders Wednesdays", we would like to expand the nutritional and healthy eating education. The indoor physical activities and nutrition education will help us in our struggle to combat obesity in Beacon's children.

The Kids R Kids Feeding Program is asking for your support as it continues to leverage collaborations with the faith-based and non-profit communities to serve the children of Beacon. We were fortunate to have valuable press and media coverage by Cablevision, the Poughkeepsie Journal and the Beacon Free Press. We had listings in the NYS Hunger Hotline as well as the National Hunger Hotline. Thank you for your on-going commitment toward ending childhood hunger.

The future of America lies with our children. When hunger threatens the future of a child, it threatens the future of our nation. In closing, as we think about the hungry children in Beacon, it is important for each of us to remember that "summer is no fun when you are hungry"!

Sincerely,


Jackie Bucelot-Mills

FREE SUMMER MEALS

For YOUTH in BEACON!

All kids & teens 18 and younger can receive a nutritious meal for free during the summer!



- ✦ **It's Free:** Kids eat free meals and families save money.
- ✦ **It's Easy:** No residency or citizenship rules, no registration, and no forms to fill out! Any kid can receive a free meal this summer.
- ✦ **It's Fun:** There will be occasional events and activities at the lunch site from **11am-12pm**
- ✦ **It's Good Food:** A nutritious meal is served.

Meals Served at:

FREE Lunch
June 27th – August 26th
(No meals on July 4th)
Monday – Friday
12 pm – 12:45pm

Tompkins Terrace

194 Tompkins Ave.

Davies South Terrace

52 Davies Avenue

Beacon Community Resource Center

23 W. Center St.

**Join us for DAILY PROGRAM
Activities from 11:00-12:00pm**

Efforts for this program are brought to you by Kids R Kids Feeding Program, New Vision Church of Deliverances, and the Beacon Nutrition Advisory Committee. For more information visit Cornell Cooperative Extension Dutchess County at www.ccedutchess.org or call 677-8223 ext. 122.

In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability. To file a complaint of discrimination, write USDA, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (866) 632-9992 (Voice). Individuals who are hearing impaired or have speech disabilities may contact USDA through the Federal Relay Service at (800) 877-8339; or (800) 845-6136 (Spanish) USDA is an equal opportunity provider and employer."

CCEDC is an employer and educator recognized for valuing AA/EEO, Protected Veterans, and Individuals with Disabilities and provides equal program and employment opportunities. The programs provided by this agency are partially funded by monies received from the County of Dutchess. Please contact the CCEDC office if you have any special needs.

COMIDA GRATIS DURANTE EL VERANO

¡PARA LOS NIÑOS!

¡Todos los niños y jóvenes de 18 años y menor pueden recibir un almuerzo nutritivo y gratis durante el verano!



- ✦ **Es Gratis:** Los niños comen gratis y las familias ahorran dinero.
- ✦ **Es Fácil:** ¡No hay reglas de ciudadanía o residencia, ni solicitudes a llenar!
Cualquier niño puede comer de gratis este verano.
- ✦ **Es Divertido:** Hay eventos y actividades en los lugares donde se sirve la comida.
- ✦ **Es Alimentación Buena:** La comida que sirven es nutritiva.

Se sirve las comidas en:

**Almuerzo
GRATIS**
**1 de Junio 27 de
Agosto 26**
(No comidas 4 de Julio)
Lunes a Viernes
**12 p.m. –
12:45p.m.**

Tompkins Terrace

194 Tompkins Ave.

Davies South Terrace

52 Davies Avenue

Beacon Community Resource Center

23 W. Center St.

**Únase a nosotros para programa
diario actividades de 11:00-12:00**

Si desea presentar una queja por discriminación del programa de Derechos Civiles, complete el USDA Program Discrimination Complaint Form (formulario de quejas por discriminación del programa del USDA), que puede encontrar en internet en http://www.ascr.usda.gov/complaint_filing_cust.html, o en cualquier oficina del USDA, o llame al (866) 632-9992 para solicitar el formulario. También puede escribir una carta con toda la información solicitada en el formulario. Envíenos su formulario de queja completo o carta por correo postal a U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, por fax al (202) 690-7442 o por correo electrónico a program.intake@usda.gov. Las personas sordas, con dificultades auditivas, o con discapacidad del habla que deseen presentar sea una queja de EEO (Igualdad de Oportunidades en el Empleo) o del programa, por favor contacte al USDA por medio del Federal Relay Service (Servicio federal de transmisión) al (800) 877-8339 o (800) 845-6136 (en español).

Cornell Cooperative Extension Dutchess County (CCEDC) es un empleador y educador reconocido por la valoración de AA / EEO, Veteranos protegidas, y personas con discapacidad y ofrece igualdad de programas y oportunidades de empleo. Los programas de esta agencia están parcialmente financiadas por los fondos recibidos del Condado de Dutchess. Por favor, póngase en contacto con la oficina CCEDC si tiene alguna necesidad especial.

	Tompkins	Davies	BCRC
7/1/2016	Fire Dept	Hoops	Police Dept
7/8/2016	Outreach Event	All Star Karate	
7/15/2016	Lydia Adams Davis	Fire Dept	Hoops
7/22/2016		Lydia Adams Davis	Origami Bob
7/29/2016	All Star Karate	Police Dept	Fire Dept
8/5/2016	Police Dept		Lydia Adams Davis
8/12/2016	Hoops	Origami Bob	All Star Karate
8/19/2016	Origami Bob		

SCHEDULE FOR WEDNESDAYS			
	TOMPKINS	DAVIES	BCRC
6/29/2016	HVS	HVS	HVS
7/6/2016	Katie	Evelyn	HVS
7/13/2016	Megan	Katie	Evelyn
7/20/2016	Evelyn	Megan	Katie
7/27/2016	Katie	Evelyn	HVS
8/3/2016	Megan	Katie	Evelyn
8/10/2016	Evelyn	HVS	Katie
8/17/2016	Megan	HVS	HVS
8/24/2016	HVS	HVS	Megan
Katie and Evelyn are the traveling chefs(joint endeavor with Green Teens and Common Ground Farm).			
Megan is a nutrition educator from Cornell Cooperative.			
Hudson Valley Seed will be providing nutrition educators.			



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____

**AUTHORIZING ENTRY INTO AGREEMENT WITH RENEWABLE HIGHLANDS FOR A
COMMUNITY CHOICE AGGREGATION PROGRAM**

WHEREAS, in November, 2015 the City Council adopted a resolution supporting the creation of a Community Choice Aggregation (“CCA”) Program in the Hudson Valley; and

WHEREAS, the New York State Public Service Commission issued an Order on April 21, 2016 authorizing a CCA Program to be offered statewide; and

WHEREAS, renewable Highlands is developing a CCA Operating Plan with oversight from NYSERTA as part of an independent professional development program to offer CCA within the Hudson Valley; and

WHEREAS, Renewable Highlands CCA is a program that enables participating communities to join together and purchase electricity supply in bulk and aggregating consumers on a large scale to create buying power resulting in lower fixed electrical supply rates for a fixed period of time; and

WHEREAS, prior to implementing the CCA program, the City will hold a public hearing to adopt a local law authorizing the offering of CCA in the City of Beacon, the City will educate its residents as to the advantages of CCA as well as the ability to opt out of the CCA program and generally inform the public.

NOW THEREFORE, BE IT RESOLVED, that the City Administrator is authorized to enter into an agreement for Beacon to join the Renewable Highland CCA Program, subject to approval in form and substance by the City Administrator and City Attorney; and

BE IT FURTHER RESOLVED, that the City Administrator is authorized to work with Renewable Highlands on the preparation, issuance, review and recommendations for an RFP for the hiring by Renewable Hudson of a CCA Administrator; and

BE IT FURTHER RESOLVED, the City Council appoints the City Administrator or his designee to fill the one seat allocated to Beacon as a participating municipality on the governing board of the Renewable Highlands CCA.

Resolution No. _____ of 2016		Date: _____, 2016					
<input type="checkbox"/> <input type="checkbox"/> Amendments		<input type="checkbox"/> On roll call				<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2016

A RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR JUNE 20, 2016 TO RECEIVE PUBLIC COMMENT ON THE PROPOSED LOCAL LAW AMENDING CHAPTER 211 OF THE CODE OF THE CITY OF BEACON AS IT RELATES TO TRAFFIC REGULATIONS

BE IT RESOLVED that the City of Beacon hereby schedules a public hearing for June 20, 2016 at 7:00 p.m. at City Hall, One Municipal Plaza, Beacon, New York 12508 to receive public comment concerning the proposed local law amending Chapter 211 of the City Code as it relates to traffic regulations.

Resolution No. _____ of 2016		Date: _____, 2016					
<input type="checkbox"/> <input type="checkbox"/> Amendments		<input type="checkbox"/> On roll call				<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					

LOCAL LAW NO. ____ OF 2016

**CITY COUNCIL
CITY OF BEACON**

**PROPOSED LOCAL LAW AMENDING
CHAPTER 211
OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to amend Chapter 211 of the Code of the City of Beacon concerning Traffic Regulations.

A LOCAL LAW to amend Chapter 211 of the Code of the City of Beacon concerning Traffic Regulations.

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

Section 1. Chapter 211, Article II, Section 211-6 of the Code of the City of Beacon is hereby added as follows:

§211-6 School speed limits.

- A. No person shall drive a vehicle at a speed in excess of that indicated in Schedule III below, in the areas described in said Schedule III, during school days between the hours of 7:00 a.m. and 6:00 p.m.
- B. Schedule III: School Speed Limits. In accordance with Subsection A, no person shall drive a vehicle in excess of the speeds indicated below, in the areas designated below, during school days between the hours of 7:00 a.m. and 6:00 p.m.:

Name of Street	Speed Limit (mph)	Location
Delavan Avenue	15	From Fishkill Avenue to Hastings Drive, both directions
Fishkill Avenue	25	From Dallis Place to Hanna Lane, both directions

...

Section 2. Severability. If any clause, sentence, paragraph, section, article or part of this Local Law shall be adjudicated in any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article or part thereof directly involved in the controversy in which such judgment shall have been rendered, and such invalidity shall not be deemed to affect the remaining portions thereof.

Section 3. This local law shall take effect immediately upon filing with the Office of the Secretary of State.

**City of Beacon Council Agenda
6/6/2016**

Title:

Consideration of a Resolution to Schedule a Public Hearing to Receive Comments Concerning a Local Law Amending Chapter 223 of the Code as it Relates to Zoning and Affordable Housing

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. PH Zoning and Affordable Housing	Resolution
LL Affordable Housing and Zoning	Local Law



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. _____ OF 2016

A RESOLUTION TO SCHEDULE A PUBLIC HEARING FOR JUNE 20, 2016 TO RECEIVE PUBLIC COMMENT ON THE PROPOSED LOCAL LAW AMENDING CHAPTER 223 OF THE CODE OF THE CITY OF BEACON AS IT RELATES TO ZONING AND AFFORDABLE HOUSING

BE IT RESOLVED that the City of Beacon hereby schedules a public hearing for June 20, 2016 at 7:00 p.m. at City Hall, One Municipal Plaza, Beacon, New York 12508 to receive public comment concerning the proposed local law amending Chapter 211 of the City Code as it relates to zoning and affordable housing.

Resolution No. _____ of 2016		Date: _____, 2016					
<input type="checkbox"/> <input type="checkbox"/> Amendments		<input type="checkbox"/> On roll call				<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					

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 City Code concerning Zoning/Affordable Housing.

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

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

Section 1. Chapter 223, Section 41.9 of the Code of the City of Beacon is hereby amended as follows:

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

To achieve the purposes above, the approval authority shall require that 10% of all projects containing 210 or more dwelling units, except detached one-family dwelling units on separate lots, apartment dwellings and/or attached dwellings (townhouses) as defined in § 223-63 of this chapter, shall be comprised of below-market-rate units as defined and regulated in this article. Notwithstanding the requirement immediately above, the City Council, at its discretion, may allow the applicant to make a payment to the City in lieu of the provision of some or all of the required BMR units, ~~in an amount determined by the City Council to be the value of the waived BMR units;~~ in an amount determined by the City Council to be equal to 10% of the total project cost and shall be made into a trust fund dedicated to the provision of affordable-workforce housing in the City.

Section 2. Chapter 223, Section 41.10, Subsections E and F of the Code of the City of Beacon are hereby amended as follows:

§223-41.10. Below-market-rate units.

...

E. Maximum rent and sales price.

- (1) Calculation of permissible rent. Maximum monthly rent (including estimated utilities) shall be set by resolution of the City Council, as amended from time to time, after review of relevant information that may be provided by federal and state affordable housing departments as well as developers. The rent (including the estimated cost of utilities, i.e. heat, water, and electric) shall not exceed 30% of the maximum aggregate gross monthly income for a BMR Unit Eligible Household. The monthly rent including utilities for BMR units shall not exceed 30% of the maximum aggregate gross monthly income of an eligible household as defined in § 223-63, under "BMR unit eligible household," for the actual size of the household that will occupy such unit as set forth in Subsection C above.

(2) Calculation of initial sales price of BMR units. Maximum sale price shall be set by resolution of the City Council, as amended from time to time, after review of relevant information that may be provided by federal and state affordable housing departments as well as developers. The initial sale price of a BMR unit shall be calculated such that the annual cost of the sum of principal, interest, taxes and insurance (PITI) and common charges, as applicable, shall not exceed 30% of the maximum aggregate gross monthly income for a BMR Unit Eligible Household.

(3) Calculation of subsequent sale price of BMR units. The maximum gross sales price for a BMR unit shall not exceed a figure based on a maximum ~~housing ratio~~ ~~household expense~~ of 30% of the maximum aggregate gross monthly income of ~~a BMR Unit Eligible Household~~ ~~an eligible household as defined in § 223-63~~ for the actual size of the household that will occupy such unit as set forth in Subsection C above, relating to the sum of principal, interest, taxes, and insurance, based on industry-standard mortgage underwriting guidelines for a thirty-year fixed rate mortgage, prevailing interest rates, and a down payment of 5%.

F. Categories of priority.

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

<u>Category</u>	<u>Points</u>
<u>(a) Active Volunteer emergency responders serving the City of Beacon (i.e. Beacon Volunteer Ambulance Corps and Beacon Fire Department) who have actively served at least five years in total</u>	<u>30</u>
<u>(b) City of Beacon municipal full time employees</u>	<u>20</u>
<u>(c) Beacon City School District full time employees</u>	<u>10</u>
<u>(d) Veterans of the United States military with honorable discharge</u>	<u>5</u>
<u>(e) Members of the United States military serving active duty</u>	<u>5</u>
<u>(f) All other residents of the City of Beacon</u>	<u>5</u>
<u>(g) Other persons employed in the City of Beacon</u>	<u>5</u>
<u>(h) The following relatives of a resident of the City of Beacon: father, mother, son, daughter, brother, sister, grandparent, grandchild, father-in-law, or mother-in-law</u>	<u>5</u>
<u>(i) Other residents of Dutchess County</u>	<u>1</u>
<u>(j) Other persons employed in Dutchess County</u>	<u>1</u>
<u>(k) All others</u>	<u>0</u>

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

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

(c) ~~All other residents of the City of Beacon.~~

- ~~(d) Employees of the Beacon School District.~~
- ~~(e) Other persons employed in the City of Beacon.~~
- ~~(f) The following relatives of residents of the City of Beacon: father, mother, son, daughter, brother, sister, grandparent, grandchild, father in law or mother in law.~~
- ~~(g) Other residents of Dutchess County.~~
- ~~(h) Other persons employed in Dutchess County.~~
- ~~(i) All others.~~

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

<u>Category</u>	<u>Points</u>
<u>(a) Households whose head of household or spouse is 62 years of age or older</u>	<u>3</u>
<u>(b) Households whose head of household or spouse is 30 years of age or younger</u>	<u>3</u>
<u>(c) First time homebuyers, if applicable</u>	<u>3</u>

- ~~(a) Households whose head of household or spouse is 62 years of age or older.~~
- ~~(b) First time homebuyers.~~
- ~~(c) Households whose head of household or spouse is 30 years of age or younger.~~
- ~~(d) Civil servants.~~

(3) Points. Priority shall be determined based on the total number of points accumulated for a household using the categories of priority and associated points set forth above, except two or more members of a household may not have points assigned from the same category. For example, a household consisting of a husband and wife, both of whom are employed with the Beacon City School District and one of whom is 62 years of age, would receive a total of 13 points and a lower priority than a single City of Beacon municipal employee who does not also fall into any of the categories set forth in subsection (2) above and would receive a total of 20 points. In the event two or more households accumulate an equal number of points a lottery shall be held in accordance with regulations adopted by the City Council.

...

Section 3. Chapter 223, Section 63 of the Code of the City of Beacon is hereby amended as follows:

§223-63. Definitions.

...

BELOW-MARKET-RATE (BMR) UNIT

A new or rehabilitated housing unit which is restricted as to sale or rent to remain affordable to a BMR Unit Eligible Household, as defined below, by generally not exceeding the maximum sale price or monthly rent calculated using the criteria set forth in §223-49.10 of this chapter. 30% of the maximum aggregate gross income of the household for the actual size of the household that will occupy such unit. Said housing unit must be the primary residence of the household and shall not be sublet without the consent of the City Council or its designee.

BMR UNIT ELIGIBLE HOUSEHOLD

A household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does

not exceed 100% of the Dutchess County median annual income for its household size [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)], and which household can afford the maximum rent or sales price based on 80% annual median income specified in § 223-41.10E of this chapter. In addition, the net assets of the household at the time prior to purchase or lease may not exceed 75% of the purchase price of the unit, except where such households rely, due to age or disability, on the assets in lieu of income. Evidence of disability shall be the receipt of Social Security Disability Insurance (SSDI) payments. ~~For example, for the year 2010, limitations are as follows:~~

Persons in Household	1	2	3	4	5	6
Maximum eligible income (100% of median)	\$58,400	\$66,800	\$75,100	\$83,400	\$90,100	\$96,800
Maximum housing cost (30% of gross income)						
Annually	\$17,520	\$20,040	\$22,530	\$25,020	\$27,030	\$29,040
Monthly	\$1,460	\$1,670	\$1,878	\$2,085	\$2,253	\$2,420
Eligible unit types	Studio or 1 BDR	1 BDR or 2 BDR	2 BDR or 3 BDR	2 BDR, 3 BDR or 4 BDR	3 BDR or 4 BDR	3 BDR or 4 BDR

Section 4. Chapter 223, Section 41.22, Subsection H of the Code of the City of Beacon regarding the Senior Affordable Housing Overlay (SAHO) District, is hereby amended as follows:

H. Affordability.

(1) All units affordable. All units in a senior affordable housing project must be one-hundred-percent affordable as provided in this article.

(2) Eligible households. To be eligible to buy or rent a dwelling unit in a senior affordable housing project, a household's gross annual income from all sources, inclusive of actual income from assets or imputed income from assets, whichever is higher, shall not exceed 120+00% of the Dutchess County median annual income for its household size [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)], and which income allows the household to meet the maximum rent and sales price standards set forth below in Subsection H(3).

(3) Maximum rent and sales price.

(a) Rent. The monthly rent including utilities for a unit in a senior affordable housing project shall not exceed 30% of a figure representing 120+00% of the Dutchess County annual median income for the maximum size household that may occupy such unit as set forth in Subsection I(3) below.

(b) Sales price. The maximum gross sales price for a unit in a senior affordable housing project shall not exceed a figure based upon a maximum household expense of 40% of a figure representing 120+00% of the Dutchess County annual median income for the maximum size household that may occupy such unit as set forth in Subsection I(3) below, relating to the sum of principal, interest, taxes and insurance, based on industry-standard mortgage underwriting guidelines, prevailing interest rates, and a three-percent down payment.

(4) Restriction on resale or re-lease of units. The resale or re-lease of affordable housing units in the Senior Affordable Housing Overlay District shall be restricted in the same affordable manner as the initial sale or lease specified in this section.

Section 5. 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 6. 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 7. 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 8. Effective Date

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

**City of Beacon Council Agenda
6/6/2016**

Title:

Consideration of a Resolution Authorizing an Agreement with Millennium Strategies for Grant Related Services

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. Millennium	Resolution
Millennium Strategies Proposal	Backup Material



CITY OF BEACON
CITY COUNCIL
RESOLUTION NO. _____ OF 2016

**A RESOLUTION AUTHORIZING AN AGREEMENT WITH MILLENNIUM STRATEGIES,
LLC FOR GRANT RESEARCH, GRANT WRITING AND RELATED
GRANT ADMINISTRATION SERVICES**

WHEREAS, the City of Beacon wishes to broaden its range of grant capabilities in order to finance various economic development and capital projects for the benefit our citizens; and

WHEREAS, Millennium Strategies, LLC possesses certain knowledge and experience in grant research, grant writing and grant management in a wide range of project areas; and

WHEREAS, Millennium Strategies, LLC submitted the attached proposal which the City Council deems to be in the best interest of the City of Beacon.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Beacon hereby authorizes the City Administrator to enter into an agreement with Millennium Strategies, LLC for grant related services for twelve months in an amount not to exceed \$34,000.00.

Resolution No. _____ of 2016		Date: _____, 2016					
<input type="checkbox"/> <input type="checkbox"/> Amendments		<input type="checkbox"/> On roll call				<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					



May 10, 2016

Anthony J. Ruggiero
City Administrator
City of Beacon
One Municipal Plaza
Beacon, New York 12508

RE: Proposal for Services

Dear Mr. Ruggiero:

It was a pleasure meeting with you and Mayor Casale. Our firm, Millennium Strategies, LLC is well positioned to assist the City of Beacon. Celebrating our 10th Anniversary, Millennium Strategies is the largest full service grants consulting firm in the region. We currently represent 67 municipalities, counties and non-profit entities in New Jersey, New York, Pennsylvania and Delaware. Since our inception, Millennium has procured over \$140 million in both public and private grant funding. In 2015 alone, Millennium clients were awarded more than \$39 million in grant funding.

What sets Millennium Strategies apart is our comprehensive and aggressive approach to grant research, grant writing and grant management. We help our clients meet their complex challenges by securing funding for a wide range of projects including:

- Arts and Culture
- Economic Development
- Environmental Planning and Restoration
- Community and Human Services
- Disaster Recovery and Resiliency
- Downtown Revitalization
- Historic Preservation
- Open Space Preservation
- Parks and Recreation
- Public Safety
- Sustainable Energy
- Tourism
- Transit Oriented Development
- Transportation Infrastructure

COMPANY PROFILE

As Millennium's CEO and former Chief of Staff to Congressman Bill Pascrell, I have shepherded critical projects to completion with federal, state, and county agencies. Susan Scavone, Millennium's Principal, has more than 25 years of experience in government and grant writing. She leads the firm's Disaster Recovery practice with substantial experience assisting clients following Hurricane Irene and Superstorm Sandy as well as more recently declared disasters. Together, Sue and I have assembled an accomplished team that includes a full-time research associate, 10 grant writers, and the support staff necessary to meet the demands of timely, professional, and competitive submissions. Under the engagement, I will serve as Partner-in-Charge with David Jenkins serving as Grants Director. A firm overview complete with staff biographies and list of current clients is attached for your convenience.

EXPERIENCE

CLIENT	COMPETITIVE GRANT PROGRAM	2015 AWARDS
Bloomfield, NJ	NJDOT Transit Village	\$236,000
Edgewater, NJ	FEMA Port Security Program	\$104,813
Englewood, NJ	Open Space Historic Preservation Program	\$165,000
Essex County, NJ	USDOJ - Community Oriented Policing Services	\$1,900,000
Hackensack, NJ	FEMA Assistance to Firefighters Grant	\$23,700
Haledon, NJ	NJDOT Transportation Alternatives Program	\$620,000
Harrison, NY	NYSDOT 5310 Bus Grant	\$34,510
Hoboken, NJ	NJDOT Municipal Aid	\$457,030
Jersey City, NJ	Robert Wood Johnson Foundation	\$200,000
Middletown, PA	Bucks County RDA William Penn Police Trucks	\$200,000
Oceanport, NJ	FEMA Public Assistance	\$4,652,591
Passaic City, NJ	Edward Byrne Memorial Justice Assistance	\$217,500
Passaic County, NJ	NJDEP Green Acres	\$1,375,000
Pompton Lakes, NJ	USHUD HMGP Post Sandy Disaster Recovery	\$504,076
Port Chester, NY	Westchester County CDBG – Sanitary Sewers	\$750,000
Port Chester, NY	Westchester County CDBG – Senior Center	\$106,745

PROPOSED SERVICES

Millennium Strategies will provide our full suite of Grant Writing Services including but not limited to the following:

- A complete review of the City's existing grant procurement methods to establish a clear understanding of current procedures. This will include all meetings and communication with all designated City representatives, staff, and administration to identify goals and objectives and to help formulate a strategy to achieve them.
- Creation and implementation of a Strategic Plan based in part on the foregoing review and identification of goals and objectives. This will include existing grant opportunities that can be pursued and areas for research and recommendations thereby building in the flexibility to respond to changing circumstances.
 - Frequent notification from our exhaustive research on all available public and private sector grants for which the City may be eligible. This will include detailed memoranda of potential funding opportunities that will clearly state requirements and responsibilities to complete the grant application and produce the best possible product for submission.
 - Upon approval to proceed, all necessary preparation and submission of grant applications we are authorized to pursue on behalf of the City including all follow up for legislative and stakeholder support for governmental and non-governmental funding applications sought.
 - Provide detailed monthly reports on all activities undertaken by Millennium Strategies on behalf of the City. This will include all Grants Recommended, Grants Awarded, Grants Pending, Grants Researched, Grants in Progress as well as Grants Denied for an ongoing assessment of the Strategic Plan and necessary adjustments on a regular basis.
 - Provide grant administration - services include but are not limited to coordinating and filing requisite grant reports, providing project updates to interested parties, providing cost reconciliation services to support accurate and timely grant closure and developing grant extension requests, as necessary.
 - Attendance at meetings as requested with 48 hours' notice.

COST PROPOSAL

Millennium Strategies will provide the grant consulting services listed above for \$34,000 over twelve months payable in twelve equal monthly installments.

REFERENCES

Anthony J. DeNova
County Administrator
County of Passaic
401 Grand Street
Paterson, New Jersey 07505
(973) 881-4406

Vivian Brady-Phillips
Deputy Mayor
City of Jersey City
City Hall - 280 Grove Street
Jersey City, New Jersey 07302
(201) 547-5200

Eric Zamft
Planning Director
Village of Port Chester
222 Grace Church Street
Port Chester, New York 10573
(914) 481-8037

Stephen D. Marks
Assistant Business Administrator
City of Hoboken
94 Washington Street
Hoboken, New Jersey 07030
(201) 420-2059

Dr. Joseph Scarpelli
Commissioner
Township of Nutley
1 Kennedy Drive
Nutley, New Jersey 07110
(973) 284-4958

Sylvia Petillo
Mayor
Borough of Hopatcong
111 River Styx Road
Hopatcong, New Jersey 07843
(973) 770-1200

Thank you for considering Millennium Strategies. Please do not hesitate to contact me at (973) 226-3329 should you have any questions or require further information.

Sincerely,



Ed Farmer
President & CEO

City of Beacon Council Agenda
6/6/2016

Title:

Consideration of a Resolution to Ratify the Memorandum of Agreement between the City of Beacon and the Beacon PBA

Subject:

Background:

ATTACHMENTS:

Description	Type
Res. PBA MOA	Resolution
PBA MOA	Backup Material



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. _____ OF 2016

**RESOLUTION RATIFYING THE MEMORANDUM OF AGREEMENT BETWEEN THE PBA
AND THE CITY OF BEACON**

WHEREAS, negotiations have been ongoing between the Bargaining Team for the City of Beacon (the “City”) and the Bargaining Team for Patrolmen’s Benevolent Association of the City of Beacon (the “PBA”) for a successor to the January 1, 2012 – December 31, 2015 Agreement between the parties; and

WHEREAS, those negotiations have resulted in a tentative agreement contained in a Memorandum of Agreement dated May 28, 2016 which has been ratified by the membership of the PBA; and

WHEREAS, the City Council of the City of Beacon has reviewed the terms of the Memorandum of Agreement and finds that a settlement consistent with the terms contained therein is in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby approves and ratifies the terms of the aforementioned Memorandum of Agreement and hereby authorizes the Mayor or the City Administrator to execute a Collective Bargaining Agreement consistent with the terms thereof.

Resolution No. _____ of 2016			Date: _____, 2016				
<input type="checkbox"/> <input type="checkbox"/> Amendments			<input type="checkbox"/> On roll call			<input type="checkbox"/> 2/3 Required	
<input type="checkbox"/> <input type="checkbox"/> Not on roll call.						<input type="checkbox"/> 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Ali Muhammad					
		Omar Harper					
		Lee Kyriacou					
		George Mansfield					
		Pam Wetherbee					
		Peggy Ross					
		Randy Casale					
		Motion Carried					

**City of Beacon Council Agenda
6/6/2016**

Title:

Minutes of May 2 and May 16, 2016

Subject:

Background:

ATTACHMENTS:

Description	Type
2016-05-02 Minutes	Backup Material
2016-05-16 Minutes	Backup Material

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on May 2, 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
Omar Harper, Ward Two
Pamela Wetherbee, Ward Three
Ali Muhammad, Ward Four
Randy Casale, Mayor

Council Members Absent:**Also Present:**

Anthony Ruggiero, City Administrator
Nick Ward Willis, City Attorney
David Stolman, FP Clark and Associates

A moment of silence was observed for past and present service men and women.

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. Thomas Sweat, Beacon Street:** Mr. Sweat advised that he has been a resident of Beacon for over 40 years and has lived on Beacon Street for 26. He has concerns regarding the kids who play basketball in the street. He thinks that this is a very unsafe situation and would request that Council discuss prohibiting basketball hoops set up on streets and sidewalks.
- 2. Theresa Kraft:** Asks that the Council do more to protect the City's long-standing factory history. Would like to stop the demolition of our City's history and asks that the City building by developers.
- 3. Carl Oken, Elks Club:** Offered thanks to the City Council, the Mayor, City Administrator, Police and Fire Chief for their participation in escorting the steel 911 artifact through the City in a very respectful way.

Community Segment:

- 4. Iola Taylor, City Clerk and Registrar:** Ms. Taylor gave a brief overview of her department's functions and responsibilities. Ms. Taylor advised that she has been here since 2004 and has served as City Clerk since 2006. She said that most people know her from City Hall, as she is the issuer of marriage licenses, birth and death records and dog licenses. She encourages everyone to properly license their dogs in order to avoid unnecessary interaction with Dutchess County ASPCA. Ms. Taylor advised that her office has over the past year been using laser fiche for record storage and this is improved the department functionality greatly.

Public Hearings:**5. Continuation of the Public Hearing Concerning the Petition to Rezone Certain Parcels in the Linkage Zone.**

Lisa Gallina, 23 Hammond Plaza: Asks that the City Council consider the Planning Board's recommendation and vote. We would like for the vote tonight to reflect changing the parcel's level of density. Has been coming to meetings since November. It is her hope to go back to less density. Does not believe the petitioners are against development, but they are in favor of sensible development. Would like council to consider different types of zoning that would be appropriate for this area. We need to be careful with large-scale development. There are over 500 individual units planned already. We do not want too much too quick. We want growth that we can be proud of. (Entire comment can be found at the end of these minutes)

Rich Dambra, Resident and member of St. Andrews Church: Asks the City Council to keep the zoning as is and reject the petition. You can trust St. Andrew's Church and the Episcopal diocese to develop the former MLK site and the properties responsibly. Almost every Saturday St. Andrews feeds 45 families. They do it as a part of mission but we also do it because they love Beacon. Yes, they want to develop the property but as Father John said, as of now they do not have a plan. City council should know that we appreciate the energy that the South Avenue residents have shown. Just because the Zillow ad was on the internet does not mean it is true. The Church does not have the resources to rehab the houses and the diocese is not willing to put money into them. If the City council votes to change the zoning, they are voting for an eyesore on the property.

Don Worth, Beacon resident and member of St. Andrews Church: Mr. Worth asks that the current zoning not be changed. He passed out photos of the properties.

Daniel Aubrey: Asks the City council to reject the petition. Believes that the Comprehensive Plan is flawed but not in the way that the petitioners suggested. Believes that this is the only way to link 9D to Main Street. The Firehouse, perhaps the ugliest structure created, will likely be decommissioned soon. Thinks that the City should uphold the zoning and extend it to East side of South Avenue.

Clair Reed: Believes that Main Street is already sometimes too popular, creating crowding and traffic. The earlier speaker asked that we trust the Church. Churches have monetary bottom lines as well. Does not agree that we should operate this way. Stated that they were given a choice of over development or a potential eyesore and does not believe that those are fair choices. Thinks there is a lot of middle ground between those two extremes.

Garianne Caripola, 26 Hammand Plaza: What it comes down to is being in agreement with the Comprehensive Plan. Explained some of the provisions of the Comprehensive Plan with regard to the three parcels. In 2010 the council changed the parcel L zoning from one acre to ½ acre. There was consideration taken in that choice. We need to come to a compromise that is compatible with the Comprehensive Plan.

Victor Hedbergh, 17 Hammond Plaza: The proposed project is on a very steep hill, there will be flooding in back. Moved to this area because he loves Beacon. Stated that there is no place for a 3 or 4 story building in the proposed area. It would be totally out of place. As for the church needing funds,

this would only provide temporary financial relief for the church in that area. This area supports standard housing.

Barry Donaldson: Works with the Episcopal Diocese, owner of the parcels at St. Andrews. Supports maintaining the current zoning. As an architect and one who has worked in development his whole career, believes that the parcels at St. Andrews and the idea of developing them for residential use is totally consistent with the comprehensive plan and consistent with the growth of the City. The comprehensive plan calls for development to create a connection between the River, the Train Station and Main Street. If anything, the L zone should be expanded to the other side of the street as well. The two properties do not have historic value. There already exists a robust design process in place through the Planning Board. If you read the zoning resolution, it says that all projects will be reviewed to preserve and enhance the unique character to promote pedestrian access to restore the role of streets as civic and social spaces, framed by active uses. Details to be reviewed are explicitly mapped out in the plan. Requests that the petition be denied and the zoning remain as it. (handed out photos for inclusion in the record)

Alanna Tabac: Grew up in New Paltz and after college moved to NYC. Decided to make her home in Beacon. The reason she picked Beacon was because of the space, because of the views. Thinks that there are a lot of people who feel the same way. Is in favor of development, but the right type of development. New residents and younger people are looking for areas that have space, not looking for tall buildings.

Maggie Yarnis, 26 South Avenue: Has been living on South Avenue for 10 years. The kids used to play at the basketball courts, but the hoops were removed within the last 2 years. That is why the kids are playing basketball on Beacon Street. The food pantry is wonderful resource to the community – has donated in the past. If the church is looking to increase revenue, suggests that they engage the neighborhood for ideas. Perhaps creating a daycare center, afterschool program, or summer programs on the property would be helpful. If they need a revenue stream, they should look at other options.

Lisa Martinez, Hammond Plaza: Been a resident for 15 years. The Church was very adamant about wanting to develop the property but I think that this is an inappropriate method. In 2007, she addressed the council about the deteriorating social infrastructure in Beacon. We have come a long way but there are many things going on in our community. Right now, her child is a student at South Avenue, is concerned about the state of the South Avenue School. Think about what would happen with the additional 75 families moving to the area. This would further burden the school with more students. Her kitchen already floods in Hammond Plaza this will only get worse when the property is developed. There are deteriorating public health services here in Beacon. Why not talk about all the other things that need to happen. Perhaps a committee can work on these challenges.

Dawn Powell Manza, Hammond Plaza: Hoping Council will reconsider the petition. Grew up in Beacon and in St. Andrews Church. Mentioned that as far as those who say you live here and pay taxes here, there is a certain amount of respect that should be paid. Feels a certain way about the manner in which this was presented. Believes that St. Andrews Church, its parishioners and its current leader have integrity. But it does not mean that she agrees with the position because it conflicts with the position of her home. Believes that both sides should communicate with respect. Volunteers at the Welcome Center, where over 3,000 people visited last year from all over the world. There is a link between Main St. and the Train and Dia that goes beyond 9D. We can have differing views but should have respect while expressing them.

Carla Goldberg Verdermerva, 22 Hammond Plaza and business owner: Feels that there is a beautiful charm here but is worried that having a huge structure would cause us to lose the charm. We do not want it to be Brooklyn on the Hudson; we want it to be Beacon.

Kyle Wonderly, Rombout Avenue: Support the petition to rezone to lessen the density. Thinking about all the new development, supports a slow steady development. Council should take into consideration the whole community not just one area. Would like to maintain Beacon as it is does not want it to be a little New York City.

Father John Williams, St. Andrews Church: From his perspective and that of the church, he believes that the block was zoned appropriately. To say that one corner should be different than the rest does not make sense. Does not think those two houses really fit there. Reminded that they do not have a plan yet. Came to the City to ask what could be possible there. Asks that the zoning not be changed until a proposal is developed. Would like to see something that will benefit the church and the neighborhood. Believes the two development issues should be separated from each other, as they do not relate and are not in the same location. Does not intend to just stand around to watch the buildings collapse. Would like to come up with a plan and fine tune it with the City and the neighbors to bring about something that would be beneficial to the City, the Church and the neighborhood.

Patricia Lassiter, resident of Beacon and member of St. Andrews Church: Retired schoolteacher from South Avenue School. Wondering if everyone's objection is due to a fear of change. Thinks that the church is trying to do something positive for the neighborhood. Is opposed to any changes to the current zoning because people worked very hard on the comprehensive plan and does not feel it should be reverted. Recommends that council wait until the church presents a plan.

Flynn Larson, Rombout Avenue: St. Andrews does not have a proposal right now but perhaps they could get input from the community before putting a plan together. Could they actively reach out and get comments from everyone. It might do a lot towards easing tensions.

Bill Cornett, Victor Rd.: Lived here very long. Seen mistakes made in the City. Changing the zoning is fixable now, not easily fixable after the building is erected, you cannot change it. Reminded about North Avenue before Rt. 9D, all those homes gone, neighborhood gone. You cannot go back and change it.

Elizabeth Barrett, 1076 Wolcott Avenue: Has lived here for several years, restored many buildings that had been left to deteriorate. Zoning is probably one of the most powerful tools that council can use to affect the future of the community. Believes that these seven parcels were mistakenly included in the linkage district and the petition is asking that this mistake been rectified. The mistaken inclusion of these seven parcels should be reverted back to comprehensive plan. The public has entrusted Council with the protection of our community through the zoning process. Appreciates hearing everyone's comments today.

Dr. Matt Yarnis, 26 South Avenue: From my front porch, I have a view of those two houses on the church property and the firehouse, which will soon be decommissioned. This is the City Council of Beacon, not Yonkers. I bring this up because I believe this to be a Yonkers style development not a Beacon development. There is already flooding down there, what will happen with a dense development there? Driving down Rombout there is a spectacular view. It is your job, responsibility and duty to protect that. As far as mistakes that have been made, we are sitting in one. This property right

here is ridiculous and indicative of the mistakes that have been made. Would be in favor of slow and steady development if there was a demand.

Carol Zakara, 14 Hammond Plaza: Life-long resident of Beacon. Has watched the positive changes over the past years. Would hate to see large buildings take away from the beauty. It would change the whole environment of the area. It would be very sad to see that kind of change after all the work to get Beacon to the way it is now. The traffic now is tricky; have to find ways to get around it. The increase in population in that area will affect the traffic and schools.

Kelly Wonderly, Rombout Avenue: Rombout does not have any sidewalks and is very narrow. I think about all the students that would be walking to get to school. It is troubling because sometimes people park on the street and there is no room to get around them.

Theresa Kraft: In support of reverting the zoning back to medium density. Does not want Beacon to look like Hoboken from across the river.

Lee Kyriacou: Read comments from Sara Pasti:

To Lee Kyriacou and Other Members of the Beacon City Council:

I am writing to you today in connection with "Parcel L," located south of the Dutch Reformed Church Property on Wolcott Avenue.

As many of you may know, I was co-chair of the Comprehensive Plan Committee, along with co-chair John Gunn. While neither John nor I can attend the public hearing tonight, we have traded emails on the subject and both agree that the Comprehensive Plan did not intend high-density zoning for the seven parcels on Route 9D and South Avenue that are the subject of the neighborhood petition. This is clearly reflected in the Land Use Map and narrative in the land use section, and the conceptual linkage drawing attached to the Comprehensive Plan.

I was also a City Council Member in 2010, when the Beacon City Council changed the zoning for the three "Parcel L" lots adjacent to the Dutch Reformed Church from R1-40 to R1-20. My recollection is that we were balancing the view of modestly increasing density to correspond with the existing zoning and historic homes along that block of Route 9D.

Thank you for the opportunity to share my recollection of the intention of the Comprehensive Plan Committee and the City Council with regard to these parcels.

*Sincerely,
Sara Pasti*

Mayor Randy Casale: Read comments from Ron Piccone.

Dear Mayor Casale and Members of the City of Beacon City Council:

I understand that the continuance of the public hearing regarding the petition to rezone certain parcels from the linkage district is this evening. Three of these parcels are most commonly referred to as Parcel "L" and belong to Beacon Ridge Associates.

I write today greatly concerned that our Parcel "L" would be "spot" rezoned again. There is a long history with this parcel of land and the city rezoning it. As I listened to Mr. Dexter at one of the city council meetings, he stated that per his research including archival research, this parcel had a long history of always being zoned "high density" as far back as he could find.

Much time was spent on committees regarding Main Street and the river thoroughfares. Since the new comprehensive plan was adopted, Main Street is flourishing with density. The "L" zone not so much, since it now being met with opposition. I am being told by some that there was an oversight regarding our Parcel "L" and it shouldn't have been placed in the linkage district. However, all research points to the fact that yes indeed it is and was to be "high density" as it lies within the boundaries of State Route 9D, Beekman Street and Wolcott Avenue. The city wanted density and we found a developer to build density.

Once this Parcel "L" was added to the linkage zone, we sought quality developers to come to Beacon to develop the site since the increase in density made it beneficial to the developer as well as to the city's tax rolls. Our developer has significant out of pocket dollars spent to date on this project located on Parcel "L" .

Recently, I was informed of a long winded story of how this parcel was not supposed to be added to the linkage zone and that there is missing paperwork to substantiate this tale. Per all research, this is just not the case. I do understand that residents never want projects to be built "in their backyard" but since this parcel was rezoned 3 years ago, we would like to proceed with the project. We are willing to scale back, if negotiations are warranted.

In the past, our Parcel "L" has been "frequently spot rezoned" by the City of Beacon. If the "push - pull" continues, I will have no recourse but to litigate this recent turn of events. I am sure that the developer will also sue to recoup his to-date investment. This is not the avenue I would like to take but again I am left with no voice. We followed a path, worked within your zoning, and with changes in the wind, we may lose substantial investments. That doesn't seem right to me. If a meeting is warranted I am more than happy to sit down to discuss the future of Parcel "L".

Thank you for your time and attention to these concerns.

Sincerely,

*Ronald J. Piccone II
Beacon Ridge Associates, Inc.*

Motion to Close the Public Hearing:

Motion by Council Member Harper, second by Council Member Mansfield

7-0

Mayor Casale advised that we will add this to the May 31 workshop for further discussion.

Council Member Reports:

- 6. Ali Muhammad:** Thank you to everyone for coming and watching tonight. It is very important and agrees with Mrs. Barrett that zoning is a great tool for shaping a City. Think about the children who may not be able to afford to live here. This past week we had a mental health awareness conference. Mayor Casale and County Executive Molinaro. Councilman Muhammad gave thanks to all those who contributed to a successful forum. There is a Dutchess County Helpline: 845-485-9700. Basketball league is wrapping up its fifth season. Is proud that they can have such a successful program in Beacon.
- 7. Omar Harper:** The Farmers Market is back and hopes that we can participate in the Double Up program. Has had a few inquiries and comments about the zoning. Is happy to hear from both sides of the issue. Has spoken with many residents about it and is glad to see everyone sharing their opinions. Hopes that people will respect each other's concerns and not just jump to wrong conclusions regarding the safety of the children.
- 8. Lee Kyriacou:** Thank you to everyone who spoke on the zoning issue. Believes that this is one of the most important tasks of the council. In speaking with John Gunn and Sara Pasti about the intent of the comprehensive plan. Found minutes that related to the meeting. The plan called for low density on some parcels and medium density on South Avenue and parcel L. In 2009, the zoning went from 1 acre to ½ acre zoning on Parcel L, which was less dense than the plan called for. Reviewed the minutes from that meeting to determine the rationale. Not trying to interpret the minutes but can say there was a motion to amend the zoning to R120, a neg dec was adopted and an amendment to the comprehensive plan was adopted. Believes the petitioner's request to go to zoning prior to the linkage district would be supported by the comprehensive plan. Looks forward to discussing this in workshop.
- 9. George Mansfield:** Thank everyone who came out this evening. Looking forward to continuing this discussion with the goal of doing what is best for Beacon. Was in particular agreement with Ms. Powell Manza when she suggested that opinions though sometimes differing should be presented respectfully.
- 10. Pam Wetherbee:** Many of us were affected by the accident on 52 near Delevan. The road was closed for a while for repairs. Counted 4 telephone poles that have been hit during accidents. Concerned about the speeding on Rt. 52 and knowing that we have senior housing and kids walking. We should all be going 30 mph or less in the City. The tennis courts are almost complete and we will have pickle ball lines being painted. The Beacon Historical Society is working to find a new home, can we put it on a workshop agenda. I there anything that the City can do to assist them. Mentioned the dam siren test on May 10.
- 11. Peggy Ross:** Reminded everyone about the school district vote coming up and about candidates night. There is a lot happening at the Farmers Market if you haven't been there yet. This brings to mind is that

farmers market renaissance was started by Barry Beneke in the 70's. He was a follower of Jane Jacobs. I read the Death and Life of American Cities while in high school. Wednesday is the centennial of Jane Jacobs birth. With all of planning project that we are working on, I think we should follow some of her strategies. She was one of the first people to use the term "social capital" – meaning we are our own best resource. For the TOD planning project, we want all the stakeholders at the table and this was remarkable tonight. We want to start a database of stakeholders, so if anyone has any ideas about who should be included, please let me know. Here's to Jane Jacobs.

- 12. Anthony Ruggiero:** Gave update on reservoir levels. We have completed installation of new water main connective E. Main to Churchill Street. Hydrant flushing will be done overnight to minimize any interruption of service.
- 13. Mayor Casale:** Thanked everyone for coming. Asked that everyone continue to conserve water even though the draught restrictions have been lifted. Read the Elks Club Youth Week proclamation. Reminded everyone that May is Mental Health Awareness month. They had the forum which was very well attended. Mental illness affects a lot families and we want to make sure people know where to get help. If you just lead someone to help that is a very important thing to do. The dedication of the Margaret Fuller marker will be held on May 21 at 11:00 a.m. in Polhill Park. DC Tick Task Force Senator Sue Serino will host a Tick educational workshop at Henry Wallace Center on May 11. Thank everyone for coming and speaking. We have a comprehensive plan and we will listen to everyone. When we make decisions, we think about the whole community.

Resolutions, Ordinances and Local Laws:

- 14. Resolution to Appoint Jennifer Epstein to the Conservation Advisory Committee.**
Motion by Council Member Harper, second by Council Member Ross
7-0
- 15. Resolution to Approve the Acceptance of a Tree to be Planted in Memory of Mary and Michael McElduff.**
Motion by Council Member Wetherbee, second by Council Member Muhammad
7-0
- 16. Resolution to Authorize the Extension of a Special Permit for the Property at 3 Churchill Street.**
Motion by Council Member Harper, second by Council Member Mansfield
7-0
- 17. Resolution to Authorize the Sale of City-Owned Property on W. Main Street.**
Motion by Council Member Mansfield, second by Council Member Muhammad
7-0
- Nick Ward-Willis explained the details of the sale. The parcel will be sold for \$6,000.00.
- 18. Resolution Adopting a Local Law Amending Chapters 45, 195 and 223 of the City Code as it Relates to the Planning and Zoning Boards and Zoning.**

Motion by Council Member Muhammad, second by Council Member Wetherbee

7-0

Nick Ward Willis explained when the law goes into effect.

Approval of Meeting Minutes:

19. April 4, 2016 and April 18, 2016

Motion by Council Member Muhammad, second by Council Member Harper

7-0

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.

No additional comments

Executive Session:

20. Sale of City-Owned Property

Motion by Council Member Wetherbee, second by Council Member Harper

Next Workshop: May 9, 2016

Next Council Meeting: May 16, 2016

Respectfully submitted,

Elizabeth Evans, Assistant to the Mayor

Comments submitted via email after the meeting:

May 24, 2016

*Lisa Gallina
23 Hammond Plaza
Beacon, NY 12508*

Greetings:

Our community is not anti-development. I am not anti-development. I am pro smart and sensible development. It has been stated numerous times verbally and in writing that the 7 parcels in questions were added to the Linkages Zone as an oversight. I strongly urge you to vote to reverse this mistake on May 31st, so our community is protected from a monstrosity.

Developing it into a few homes would reasonable use and consistent with the Comprehensive Plan. A large development would have a direct negative impact on Hammond Plaza. The next step for us will be to explore the social and environmental injustice to our community that is more than 60% women and minority owned. In New York State displacing or devaluing properties of by developers is looked at with tremendous scrutiny. I have identified several organizations who focus on these issues.

The issue Beacon Ridge has is rather ironic...going back to County and City records; it appears transactions made came with a the timeliness factor, that were required to develop within. We found a document from 1990, which concerns both Parcel W (now city hall) and Parcel L. It looks to be a transfer of ownership from the Piccone's to Beacon Ridge Associates, and approvals by the development agency of the developer's actions to date and their development plans as meeting the timing/development requirements for construction. This approval appears to be connected to "timely development". In the 17 years I have lived at Hammond Plaza, parcel L has been used as a dumping ground. We have complained tirelessly.

We also located a map from 2002, which shows the subdividing of Parcel L into the current three parcels. The notes include approval by planning board, and of sewer/drainage system and slopes. The issues of slopes, sewers, run-off, light and noise pollution, erosion to name a few are Omni present with this property.

I am a community volunteer. I am a home owner. I am a taxpayer. I am a voter. I hope you make the responsible choice, and vote to remove the 7 parcels. For Beacon to continue to prosper we need to be very strategic in where and how we develop our city.

*Thank you,
Lisa Gallina*





The Master Plan and “L-zone”

1. The proposal to develop the church parcels is consistent with the intent of the City of Beacon Master Plan and the “L-zone” district.

“...intended to encourage residential development to help support Main Street businesses and to create a vibrant, economically successful, walkable and environmentally sustainable connection between Beacon's Central Business District and the train station and riverfront.”

Residential development is a fundamental premise of the master plan!

This is what the City of Beacon established as the direction of the City in 2007 (9 years ago), through enormous public and individual effort and democratic process.

This is what people and companies, who might like to direct their energy and financial resources towards the vitality and economic success of Beacon, thought are the established benchmarks for investment

2. The designation of this area as the “L-zone” is also consistent with the natural growth of the City of Beacon since the Nineteenth Century (the church is still in the center of the community) and in the 1960's when Main Street and Rt. 9 became such an important crossroad of the City.

If anything, the L-zone should be extended to include both sides of South Avenue to reinforce the area as a linkage to Main Street

The Historic Overlay District

3. Although the property is within the “historic overlay district”, the two parcels that are proposed for development do not have historic value, and their condition has so deteriorated that whatever historic interest they may have had, is not longer intact. The Rectory, built in 1905, is severely deteriorated and is covered in

The church recognizes the historic value of the 1900-1901 church building and ‘carriage house’, it's Tiffany windows and beautiful wood detailing and continues to support it's renovation with attention to its original historic character and details.

The Episcopal Diocese has no intention of investing any funds for the continued maintenance and upkeep of the two structures on these parcels. St. Andrew's Beacon has also been clear that it will not provide funds either.

Design Process and Planning Review

4. There already exists a well-established and effective review process to address the concerns of the petitioners.

5. The concern of the petition that a new building will be a faceless box that consumes the entire site does not reflect the reality or constraints of the design and construction process, not only as it is practiced in Beacon, but pretty much throughout the US.

The zoning regulations already have a number of commonsense and contextual restrictions on development with criteria for setbacks, landscaped area, on-site parking density,

In addition, the zoning regulation includes a robust and thoughtful design standards like:

“Preserve and enhance the unique character of the City of Beacon”

“Promote pedestrian access and activity...”

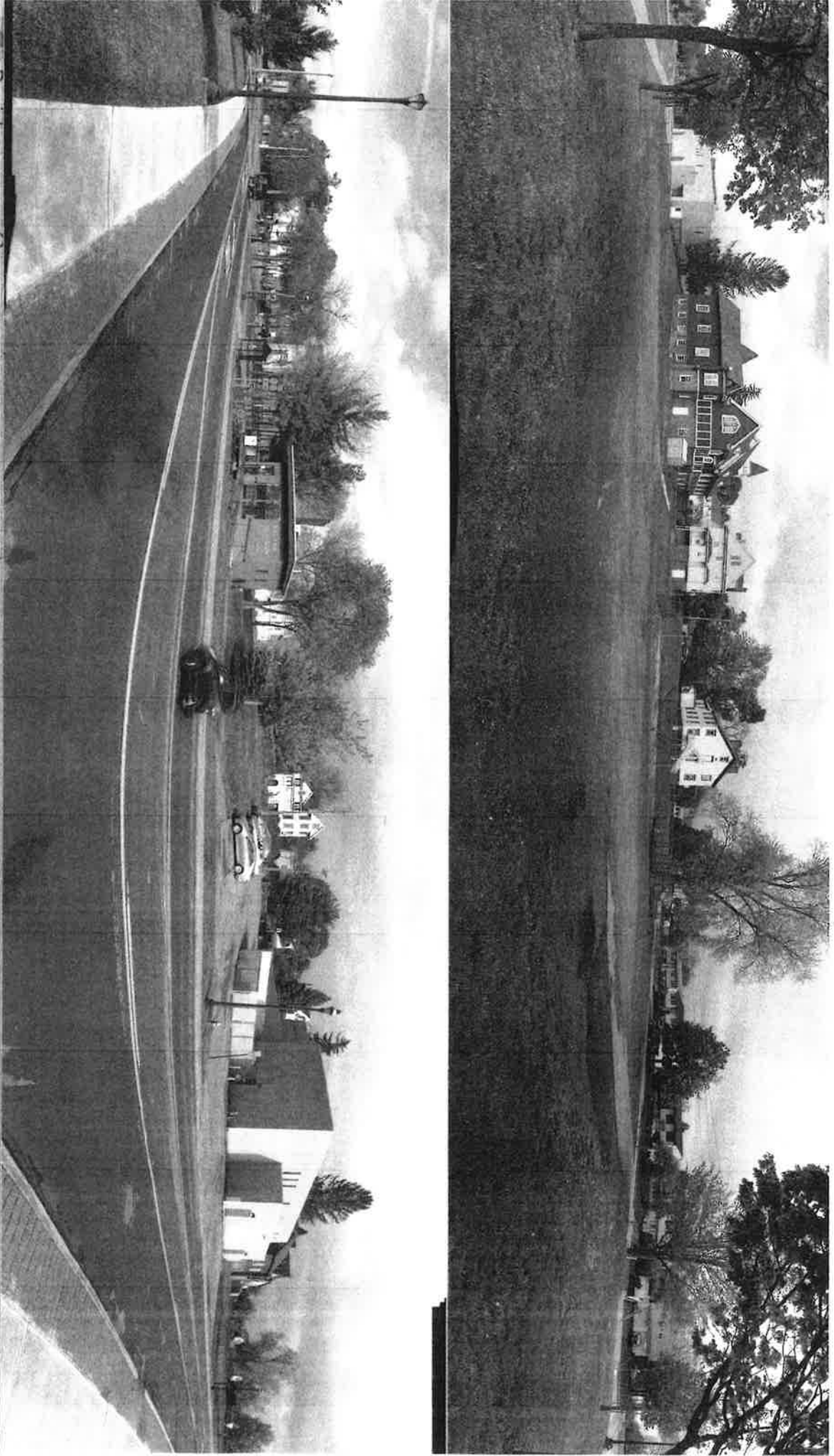
“Restore and maintain the role of streets as civic and social spaces, framed by active uses”

“Encourage economic development...”

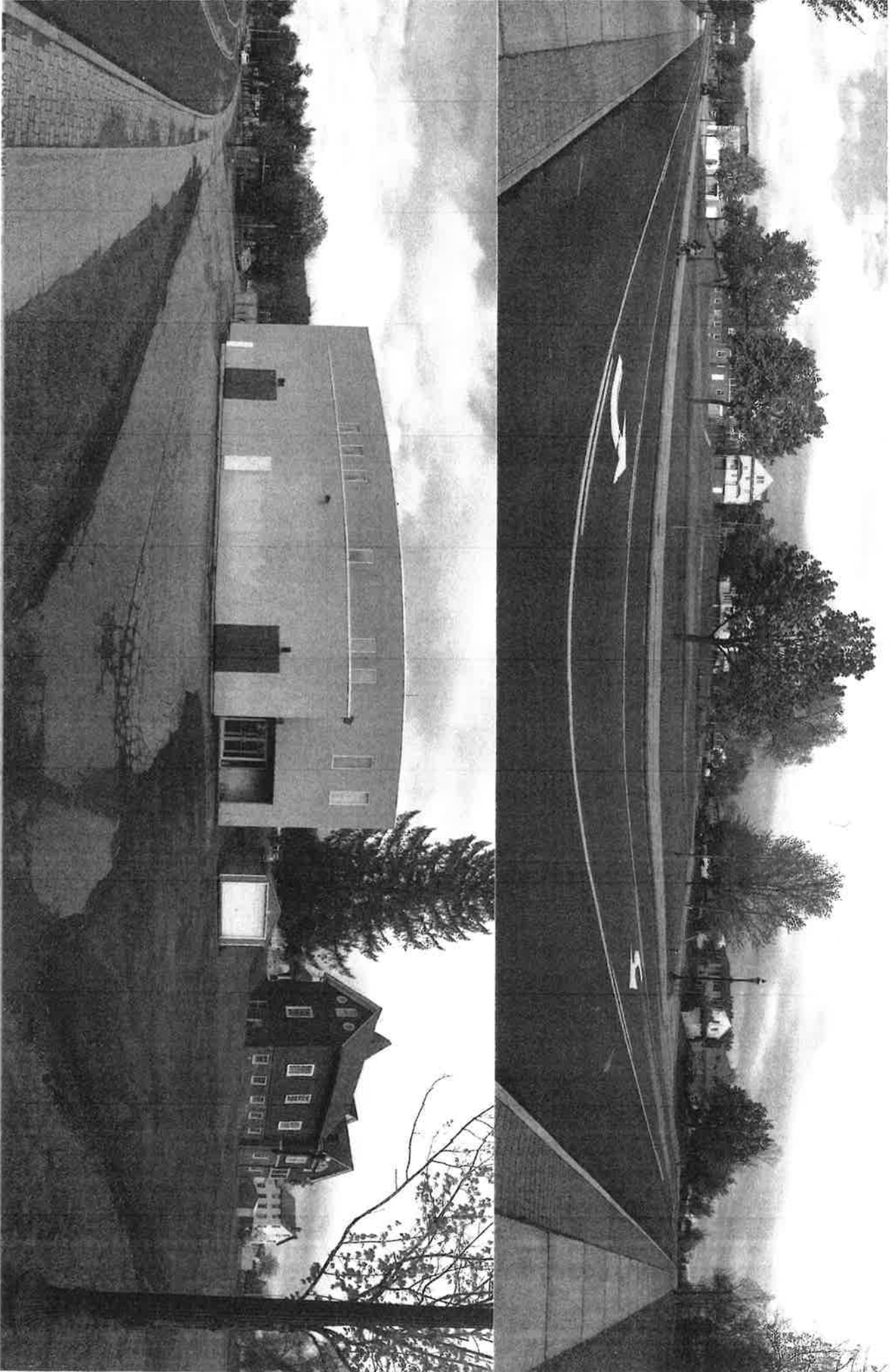
“Support a sense of design context...”

“Cornices and balconies and finish building materials and colors...”

6. Reconsideration of the zoning for the property of St. Andrew’s Church will insure that developers will flee from investment, that the property will continue to deteriorate (since neither the church nor the diocese will invest any money into these buildings), and continue to downgrade the appearance and value of the neighborhood.
7. The petition to keep the existing structures for their historic value is unfounded and should be rejected by the City of Beacon City Council and the Planning Board.



Entrance to Main Street in Relation to St. Andrews Property



Approach to Main Street from Rte. 9 D and Tiompkins Firehouse.

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on May 16, 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
Omar Harper, Ward Two
Pamela Wetherbee, Ward Three
Ali Muhammad, Ward Four
Randy Casale, Mayor

Council Members Absent:**Also Present:**

Anthony Ruggiero, City Administrator
Nick Ward Willis, City Attorney

A moment of silence was observed for past and present service men and women.

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. Moe Baxter:** Mr. Baxter expressed his concerns regarding a barking dog owned by a neighbor. He said that the dog barks constantly and is tied to a tree all day long. He said he has to leave his house in order to get away from the disturbance.
- 2. Amy Wilson, Beacon Arts:** Amy gave an overview of Beacon Open Studios taking place on May 21. There will be a kick-off party at 2-Way Brewing on Friday from 6-9 pm.
- 3. Josh Geisler, 30 Dennings Avenue:** Expressed his concerns about the music traveling across the river from Newburgh. Feels like there is a party next door every night. Asked if there was anything that could be done about it. Also, asked if there was anything they could do to have Beacon designated as a quiet zone for train whistles. Mayor Casale advised that the noise from Newburgh has been on ongoing problem. He said that we would look into it again.
- 4. Theresa Kraft:** Suggested that the City do some maintenance on the crumbling old bridge before we designate the new Ron and Ronnie Sauers East Main Street Bridge.

Presentation:

Mayor Casale delivered the State of the City Address:

2016 State of the City of Beacon

Mayor Randy Casale

Good Evening. I am happy to be here with all of you tonight to present the State of the City of Beacon. I first would like to thank our City Administrator Anthony Ruggiero, our City department heads and all of our city employees for their dedicated service to our City. Together they help to make the City of Beacon a clean, safe and vibrant place to live and work while being fiscally responsible. I would also like to thank my distinguished fellow councilmembers. It is such a privilege to serve with individuals who have only the best interests of our City in mind. I look forward to continuing our service together as we take on many important challenges in the year ahead.

We were able to stay within the tax cap by only increasing the tax levy \$133,312 which resulted in a 1.3258% levy increase. By staying within our budget, we ended the year with a surplus as a result of increased tax collection, sales tax growth, sale of real property, court and traffic fines and mortgage tax. Our conservative budgeting practices made it possible for us to fund \$680,000 in capital plan costs, \$240,000 of the Main Street accessibility grant and we were able to make an additional payment of \$500,000 on our short-term debt.

As you may have heard, we recently received a bond rating upgrade from Moody's Investor Services to Aa2. This upgrade reflects the robust health of the City of Beacon's finances. An upgrade such as this is important in that it keeps dollars here in Beacon rather than sending them to Wall Street in the form of high interest payments. An upgraded bond rating helps a community by driving down the cost of borrowing (lower interest rates) for important infrastructure and capital improvement projects.

In a summary, Moody's noted several of the City's strengths leading to the Aa2 rating upgrade including:

- Improved financial position over last five years reflective of prudent management;
- Favorable reserves when compared to the Aa2 national median;
- Strong liquidity levels;
- Moderate growth in tax base and increase in development activity;
- Manageable debt levels given well-developed Capital Plans;
- Frequent issuer of bond anticipation notes with a demonstrated track record of market access.

It is also important to note that we have been able to get to this point without reducing services and while staying within the tax rate cap for the past two years. This success is a testament to the commitment of the City Council, our Administrator, our employees and the Beacon community. I don't know where else you will find more enthusiastic and supportive residents than in the City of Beacon. Our volunteers are second to none and contribute an invaluable amount of time and skill to our community.

As positive as this is, we must continue to find ways to properly steward our aging infrastructure. Like all other cities across the county, we face major challenges in maintaining our roads, sewer and water lines and other forms of physical infrastructure all while handling the raising costs of pensions, utilities and State mandates with reduced State and Federal aid. Over the past few years, we have been

reducing the amount of fund balance that we use to offset the operational budget. It is our short-term goal to not use fund balance at all for this purpose but rather to pay down debt. We are confident that we will achieve that goal in the next few years.

As we move forward following the principals of our Comprehensive Plan, we will continue to build our tax base, protect our environmental and historic resources, expand our recreation and community facilities and improve our transportation system.

Mayor Casale continued with departmental highlights from the year extracted from the Report included in the meeting agenda.

Council Member Reports:

5. **Ali Muhammad:** Thank you to everyone for coming and watching tonight. It is very important to get out and vote on the School Board and Budget.
6. **Omar Harper:** no comments.
7. **Lee Kyriacou:** Suggested that the Landlord Registration process be added to an upcoming workshop meeting agenda. He read from the form and indicated that most of the information requested on the form is not necessary. The costs to the property owner come to about \$20.00 per relevant question. Would like to move toward automating this system so the forms can be filled out electronically.
8. **George Mansfield:** Advised that he and Council Member Wetherbee visited the Water Department recently. He realized how little he knew and appreciated about the process that goes into having the clean water that comes out of his faucet. He was impressed with the work being done there with somewhat antiquated equipment. He mentioned that he saw a lot of knowledge, passion and pride from the staff. He appreciates the work being done by all City employees.
9. **Pam Wetherbee:** Advised that she actually did have the topic of noise on her list of things to look into. Apologized to Moe Baxter for not getting his email message. Heard from a constituent who was questioning the demotion of one east main because of its historical value. Would like to know more about the process for demolition. The water department tour with George was very educational. Didn't realize that the employees are on call overnights as well. Thanked them for their commitment. Would like to address some of the equipment issue through the new capital plan. Saw something on the Today show about body cameras which was very interesting.
10. **Peggy Ross:** Thank you to the Mayor and the staff for the bond rating. Thank you to the McElduff for the new tree. Just a reminder about the school elections - it's an important vote. We need to pass the budget, as it will fund all the things that help make a good school district. Quoted President Obama "Because Apathy has Consequences", so we need to be involved especially in public education.
11. **Anthony Ruggiero:** Will be meeting with department head this week and will be bringing the capital plan back to council shortly.

- 12. Mayor Casale:** Clarified the May meeting schedule. Memorial Day parade will be May 30th at 10 a.m. This Saturday we will host the Margaret Fuller Marker Dedication. Read details about Margaret Fuller and the Women's History Trail. We did send a police officer to look into the barking dog situation. We will continue to follow up. I have been dealing with the noise from Newburgh since I was elected Mayor. We will continue to work on this issue.

Resolutions, Ordinances and Local Laws:

- 13. Resolution to Settle the Tax Certiorari Matter of Hedgewood Home for Adults LLC et ano v. Assessor of the City of Beacon, et al.**

Nick Ward-Willis explained the matter.

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

7-0

- 14. Resolution to Authorize an Agreement with BFJ Planning for Planning Services Related to the Comprehensive Plan Review Project**

Anthony Ruggiero explained the specifics of the cost of the agreement and the funding sources.

Motion by Council Member Wetherbee, second by Council Member Ross

7-0

- 15. Resolution to Authorize the Sale of City-Owned Property Located on West Main Street.**

Mayor Casale explained that this is the sliver of Property next to 18 W. Main.

Motion by Council Member Kyriacou, second by Council Member Mansfield

7-0

- 16. Resolution to Designate the E. Main Street Bridge as the Ron and Ronnie Sauers Bridge.**

Council Member Mansfield advised that Ronnie Sauers could not be here tonight but she is thrilled that the memory of her husband is being recognized by the City.

Councilman Kyriacou suggested that we do not name things after people until they are no longer with us.

Motion by Council Member Kyriacou, second by Council Member Mansfield

7-0

- 17. Resolution Confirming the Award of a Contract for the Installation of the Solar Energy Facility at the City Landfill at Dennings Point and Adopting a Negative Declaration.**

Anthony Ruggiero explained that this will help us continue with the Solar Farm project process. Paul from BQ Energy and Jeff Domanski have been very helpful with this process.

Motion by Council Member Ross, second by Council Member Mansfield

7-0

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.

Speakers:

- 18. Dalton Edwards, 416 Main Street:** Advised that he is from Austin Texas but plans to stay here in Beacon. As Beacon becomes popular, he is concerned about the behavior of all local regulatory agencies. Professional conflict of interest is very valuable phrase in keeping corruption, greed mismanagement at bay.
- 19. Rueben Simmons, Pres. CSEA:** Good to hear the reports of the Administrator, Mayor and Council Persons Mansfield and Wetherbee. Has worked here since 2008 and has worked hard to change the perception of City Employees. Does not matter what title one holds, working together we can provide the best service possible. Thank you for your comments.
-

Executive Session:

- 20. Matters Leading to the Appointment, Employment, Promotion, Discipline, Suspension, Dismissal or Removal of a Particular Person or Corporation**
Motion to enter executive session at 8:00 p.m. by Council Member Wetherbee, second by Council Member Harper
-

Next Workshop: May 31, 2016

Next Council Meeting: June 6, 2016

Respectfully submitted,
Elizabeth Evans, Assistant to the Mayor