

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on December 18, 2017 at 7:00 PM. Please note that the video recording of this meeting is available at www.cityofbeacon.org.

Council Members Present:

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

Council Members Absent/Excused:**Also Present:**

Anthony Ruggiero, City Administrator
Nick Ward-Willis, City Attorney

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

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

Speakers:

Arthur Camins
Julie Shiroishi
Michal Mart
Meredith Heuer

Community Segment: N/A

Public Hearings:**1. Proposed Local Law to Permit Food Trucks in the Linkage District by Special Permit**

Speakers: none

No comments from Planning Board, Public Hearing will remain open.

2. Proposed Local Law to Amend Chapter 223 of the Code of the City of Beacon concerning Medical Services Accessory Structures

Speakers: none

Motion to adjourn the public hearing to January 2, 2018: Councilperson Mansfield motioned, Councilperson Ross seconded. Motion passed

3. **Proposed Local Law to Amend Chapter 223 of the Code of the City of Beacon concerning the Central Main Street District (CMS).**
4. **Proposed Local Law to Amend Chapter 223 of the Code of the City of Beacon concerning the Fishkill Creek Development District (FCDD).**
5. **Proposed Local Law to Amend the Zoning Map of the City of Beacon.**
6. **Amendments to the City of Beacon Comprehensive Plan Update Involving Changes to the Central Main Street (CMS), Central Business (CB), Off-Street Parking (PB), R1-5, RD-4, Local Business (LB), Fishkill Creek Development (FCD), General Business (GB), Light Industrial (LI) and Waterfront Park (WP).**

Mayor Casale read letter from Planning Board, which was entered into the record.

Speakers:

Steve Gold
Joan Unterweger
Ronna Lichtenberg
Theresa Kraft
Arthur Camins
Mai Jacobs
Sergei Krasikov
Samantha Britton
Clark Gebman
Dan Aymar-Blair

Motion to adjourn public hearing to January 16, 2018: Councilperson Kyriacou motioned, Councilperson Mansfield seconded. Motion passed.

Motion to close public hearing on Fishkill Creek and portions of public hearings relating to Fishkill Creek District (FCDD, FCDD portion of Comprehensive Plan and FCDD portion of Zoning Map): Councilperson Kyriacou motioned, Councilperson Muhammad seconded. Motion passed unanimously.

Motion to adjourn all other portions of the Comprehensive Plan and Zoning Map Amendments (CMS, CB, PB, R1-5, RD-4, LB, GB, LI and WP) to January 16, 2018: Councilperson Kyriacou motioned, Councilperson Muhammad seconded. Motion passed unanimously.

Council Member Reports:

Ali Muhammad: Thanked public for opportunity to serve.

Omar Harper: Thanked public for allowing him to be on Council.

Lee Kyriacou: Thanked Councilmembers of last two years. Requested historical information on zoning decisions made regarding waterfront property by Zoning and Planning Boards and Council.

George Mansfield: Thanked members of Council for their service. Suggested Council create an Economic Development Advisory Committee.

Pam Wetherbee: Reminded Council about damaged Hiddenbrook fencing and streetlights on Washington Ave. Thanked public for opportunity to serve.

Peggy Ross: Thanked City Attorney for consideration of tree issue. Read statement about school district enrollment and pending federal tax legislation's potential effects on school funding, infrastructure and City services.

Anthony Ruggiero: Discussed mailings from American Water Resources and advised public these are NOT coming from the City. Read statement declaring Stage 2 Drought Emergency.

Mayor Randy Casale: Read correspondence regarding HEAP program. Read letter from Ronnie Sauers thanking the Mayor for naming the bridge after her and her and Ron. Announced Chief of Police Doug Solomon is leaving Beacon for Newburgh. His resignation takes effect 12/22/17. Captain Kevin Junjulas will be acting Chief and Lieutenant Gary Fredericks will be acting Captain. Mayor Casale extended his thanks to the members of the Council and expressed his hope that outgoing members will still be involved in the community. Mayor Casale shared that Jay Sheers will be honored for his service at an upcoming Council meeting. The Mayor thanked the public for their respectful participation in the legislative process. The Mayor offered his well wishes for the holidays and New Year.

Resolutions, Ordinances and Local Laws:

- 1. Resolution to Certify Base Percentages and Proportions for the 2017 Assessment Roll Pursuant to Article 19 of the Real Property Law**
 - Motion by Council Member Mansfield, second by Council Member Ross
6-0
- 2. Resolution of Contract Amendment with Wendell Energy**
 - Motion by Council Member Muhammad, second by Council Member Mansfield
6-0
- 3. Resolution Setting a Public Hearing and Referral of Proposed Local Law to Amend Chapter 223 of the Code of the City of Beacon concerning Medical Services Accessory Structures**
 - Motion by Council Member Mansfield, second by Council Member Ross
6-0
- 4. Resolution of Bond Ordinance Authorizing the Issuance of up to \$900,000 to Finance the Cost of Construction, Reconstruction and Improvements to the Sewer System in and for the City**
 - Motion by Council Member Muhammad, second by Council Member Kyriacou
6-0

Budget Amendments:

- Motion by Council Member Muhammad, second by Council Member Mansfield
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.

Speakers:

Kathleen Mazza: Asked about raising fines for unauthorized tree removal.

Jessica Jelliffe: Discussed need to protect historic trees from development.

Adjournment:

- Motion by Council Member Muhammad, second by Council Member Mansfield
7-0

Next Workshop & Special Meeting: December 11, 2017

Next Meeting: December 18, 2017

From: [Theresa Kraft](#)
To: [Lisa Walsh](#); [Randy J. Casale](#)
Subject: TKraft comments @ Council Mtg 12/18/17
Date: Tuesday, December 19, 2017 11:31:19 AM

COB Council Meeting 12/18/17
- Theresa Kraft, Liberty St.

Public Hearing: Proposed Local Law to Amend Chapter 223 of the COB concerning Zones and Proposed Amendments to COB Comprehensive Plan

We know the updated resolutions are already typed up and awaiting adoption tonight, but hear us out.

Beacon must work harder now more than ever in three areas to preserve and promote its cultural heritage, character, and vitality of this city. There are real concerns over the new zoning changes in the CMS and the Main Street Historic Overlay Districts as well as the Fishkill Creek Zone.

The Main Street Historic Overlay Districts should set the standards for all new construction and renovations in the middle ground of the CMS, many Beaconites believe the entirety of Beacon's Main Street is historic, despite the many mid 70's urban-style commercial constructed buildings that are present. We can see for ourselves that many original buildings remain on Main Street in the CMS zone that are deserving of protection and agree they should be inventoried. Some are hiding in plain sight behind poorly designed facades and are just calling for a facade rehabilitation worthy of its historic roots. When we look back to photos from the early 1950's we also see that the CMS section was a mixture of high and low buildings, it's not like they were all 3 or 4 story tall buildings and torn down, it's this uniqueness that adds to the fabric of our city. All new construction anywhere on Main Street should follow the same review process and

guidelines of the historic overlays.

We need criteria with strong protective language and specific details for architectural integrity established during this moratorium period and have it placed in the zoning code and make it the required law and regulations, and not just simply worded and open for interpretation or vaguely suggested so it hampers proper development or renovations as some would lead us to believe. Rather, it would continue to attract those willing to invest in our communities historic assets knowing their investment will be protected and valued. Our historic structures are this city's assets, even if in a derelict state they can have new life.

We must use that second chance given to Beacon when it was spared from the Urban Renewal wrecking ball. Let's move away from that mindset, tearing down or building up old buildings won't make our city more affordable or inviting. It's time to make better use of the buildings and spaces we already have. Requiring historic design elements while permitting the use of new and appropriate materials and fixtures is crucial. We need to revisit the usage of "by right", it must not be a given.

Beacon must be clear in its mission and state what it wants and mandatorily require it, period. Beaconites new and old have been loud and clear in their love for the historic infrastructure and charm of this environmentally rich city upon which we place our economic vitality, and continue the sustainment of a livable and viable community. Including Beacons first homesteaders Roger and Madame Brett, its why they came here, its the same reason we came here and it is why we stayed - in good times and bad. Residents continue to mobilize and advocate for changes to city policy that will oversee better management sweeping changes into our community - determined to protect its unique character,

charm, and diversity from rapid overdevelopment.

And lastly, please stop saying and implying that it was a blessing in disguise when in fact it's a travesty what we're witnessing near the historic post office - this must not be repeated.

2nd Opportunity for Public Comment:

1.

Its not in my general nature to butt heads with my immediate neighbors but in light of this private land owner proposal of adding a recycled railroad car on concrete abutments over the creek to act as a pedestrian bridge - I need to point out that we already have a bridge not more than 150-200 yards away crossing the Fishkill Creek with connection to the Greenway Trail in the area of Groveville called the Bridge Street Bridge built in 1879 and today it displays a new banner proclaiming its connection to the Greenway Trail and its connection to historic preservation with recent grant funding obtained by the city. And that Liberty Street section in question is near a single car lane culvert bridge located in a narrow blind spot with heavy traffic located 0.3 mi (528 yards) to the J.V. Forestall school.

2.

Following up you conversation tonight on grandfathering projects. At the last Council meeting or it may have been the Planning Board meeting, it's hard for me to keep up - you discussed the very same topic with a developer and his lawyer when they questioned the meaning of grandfathering and its effect on their commercial development project. They were told it meant significant footings in the ground - days later their construction fence went up and the old methadone clinic building immediately came down. I'm pretty sure if you took a tape

measure to check the scaffolding walkway footprint it would not pass ADA compliance.

3.

As per a short article in the Mid-Hudson News and flooding social media referencing the City of Newburgh's City Managers proposal to change the name of the Beacon Train Station to the Beacon-Newburgh Train Station or vice a versa. Contrary to your quote in the article Mr. Mayor - it does matter. Let's fight to keep it the Beacon Train Station. In light of today's political environment we do not have to be politically correct, but we do have to save Beacon's history.

Sent from my iPhone