

**Regular Meeting**

These minutes are for the regular meeting of the Beacon City Council, held in the Municipal Center at One Municipal Plaza on February 18, 2020. Please note that the video recording of this meeting is available at <https://vimeo.com/392511368>

**Council Members Present:**

Amber Grant, At Large  
George Mansfield, At Large  
Terry Nelson, Ward One  
Air Rhodes, Ward Two  
Jodi McCredo, Ward Three  
Dan Aymar-Blair, Ward Four  
Lee Kyriacou, Mayor

**Council Members Absent:****Also Present:**

Anthony Ruggiero, City Administrator  
Drew Gamils, City Attorney

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Councilmember Dan Aymar-Blair shared the City's gratitude towards Veteran's, public servants, volunteers and all of those who commit themselves to making our democracy and community stronger and safer. He also acknowledged that the City Council meeting was being held on ancestral lands of the Lenape, Mohecan, and Wappinger peoples.

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Councilmember Jodi McCredo made a motion to move a resolution appointing four firefighters to the top of the agenda. Councilmember Grant seconded the motion. The motion passed 7 – 0.

Resolution Appointing Dar Sims, Kevin Glinksy, Kari-Leigh Lahey, and Ahmed Ismail as City of Beacon Firefighters

- Motion by Councilmember McCredo
- Second by Councilmember Rhodes
- Motion passes 7 – 0

Fire Chief Gary VanVoorhis said that all four candidates scored at least 100 on the Civil Service Exam, passed the physical agility test, background check, physical and interview process. All four are Emergency Medical Technicians. All four were volunteer firefighters.

Mayor Kyriacou welcomed the new firefighters, saying that the City Council is pleased to see a strong and diverse firefighting capability in Beacon. The City is committed to modernizing its firefighting capabilities, encouraging hiring diversity, and limiting tax increases while keeping Beacon safe.

He said that three new firefighting positions are partially funded by a SAFER grant the City received in 2019. He said that the quantity of volunteer firefighters in Beacon, the surrounding areas and across the country are dwindling. Beacon cannot afford to be the only department in southern Dutchess County, other than the VA, to have paid responders. Current arraignments will not solve this problem, he respectfully called on the Fire Departments in the region to work together to solve this problem. He read a quote from Dutchess County Executive Marcus Molinaro, "I congratulate Beacon on its expanded career firefighter staff, and agree with Beacon's Mayor that declining fire and emergency volunteers will not be solved without municipal cooperation. As County Executive, I stand ready to encourage and potentially offer exploratory funding for municipalities working together to tackle this difficult problem."

Mayor Kyriacou then swore in the four new firefighters.

**First Opportunity for Public Comments:** Each speaker may have one opportunity to speak up to three minutes on any subject matter.

**Speakers:**

Dennis Pavelock

Mr. Pavelock voiced his displeasure of the upcoming closure of Beacon Engine. The necessary repairs to Beacon Engine were cosmetic and never made. Now, major repairs are needed. Although there is only one firefighter at Beacon Engine, that firefighter can get to and add water to the fire, preventing it from spreading to neighboring houses, all while before backup arrives. By closing Beacon Engine, the leaders of Beacon are saying that the founders of Beacon never existed and their legacy is all for nothing.

Clara Lou Gould

Dennis Pavelock read a letter on behalf of Clara Lou Gould. Ms. Gould is concerned about response time and EMS services if Beacon Engine closes. She would like to have an antique firetruck in a fire station. Please see her letter attached to the end of these minutes.

Jeremy Suckow

Mr. Suckow discussed the vacant parcel on Melio Bettina Place. He said that his wife is sick and the family moved to Beacon to be closer to be their family. The parcel next to his own went into foreclosure. He was under the impression that the lot was unbuildable. However, when the City took the parcel over for back taxes and then put out a Request for Proposals for the parcel, he was informed that the parcel is buildable. However, the size of the lot does not meet buildable standards according to zoning. He submitted a proposal thinking he would be the only bidder who would not need a variance since he was the adjacent parcel owner. He was informed by the Mayor's Office that his bid was less than half of the other proposer's bid. He was told by the City that the lot was offered as a buildable lot because it is a non-conforming lot, however that is not consistent with the zoning. He said that if a sale wasn't procured before the charter, the parcel would lose its buildability.

Pat Kelleher

Mr. Kelleher commended the Council for hiring four new career staff. He spoke about the closing of Beacon Engine. He said that the fire stations have been studied over the last fifteen years. Each study found the same thing, the stations should be consolidated and the department should have proper staffing. The new study is going to cram the department into two buildings that still have to be upgraded. He asked the Council what information they need to make a decision; he asked why another study has been commissioned. He has been an active firefighter for 50 years. The volunteers are just about gone. Regionalizing fire service has to be done at the political level; the departments won't do it themselves.

Jan Dolan

Ms. Dolan spoke on behalf of the Howland Public Library. She said that the Board of Trustees of the library are holding an election for Trustees on April 30, 2020. She invited any City of Beacon School District resident over the age of 18 to consider running. She has found her time on the board to be a wonderful experience. Petition packets can be picked up at the library; 30 signatures need to be submitted by March 30<sup>th</sup> in order for the candidate to appear on the ballot.

Theresa Kraft

Ms. Kraft said that it is a sad day in Beacon when budget cuts require Beacon Engine to become obsolete. Beacon Engine would make a wonderful museum of Beacon's history.

She said she hopes that the rumors that individual Councilmembers are privy to insider deals with business partners hiding behind the infamous city-wide LLCs are just rumors. The money grabs from Urban Renewal have never ended in Beacon. The backroom deals must stop.

Terry Hockler

Ms. Hockler asked when Beacon Engine was sold. She also asked if the private Beacon Engine building is on the tax rolls.

Mayor Kyriacou said that the original Beacon Engine is owned by the Beacon Engine Fire Company. They are a private entity, a non-profit organization, not affiliated with the City of Beacon. The newer third of Beacon Engine was built and is owned by the City of Beacon. The maintenance and utility of the entire building has been paid by taxpayer funds without any agreement or legality. In order to stop the illegality, the City entered into an agreement with Beacon Engine Company at the end of December, 2019 which gave the City a 60 day out clause. One of his first actions as Mayor was to exercise that clause so that public funds stop being used for a private entity. Then they will figure out how to honor Beacon Engine.

After continually interrupting Mayor Kyriacou, Ms. Hockler was ruled out of order.

Tom Dicastro

Mr. Dicastro said that he has been a member of the Beacon Fire Department for many years. He has been through all of the presentations. He said that he doesn't understand how the City can close Beacon Engine without knowing the cost of renovating the other two stations. He said he doesn't understand why the City is not looking at building a brand-new state of the art facility while keeping the existing stations operational until the new building is fully developed. He accepts that Beacon Engine will close, his wish is that all three stations are closed and a new building is built to replace them.

John Williams

Mr. Williams is a member of Beacon Engine. He said he was speaking as a homeowner. It is important to have someone at the Beacon Engine Fire Station, especially before and after school to serve any kids who may be in trouble. He said it is a mistake to close Beacon Engine at this time.

Fire Chief Gary VanVoorhis

Mr. VanVoorhis said that an RFP was put out to create a conceptual plan to upgrade Mase Hook and Ladder and Lewis Tompkins Hose Station. A firm will provide conceptual drawings to upgrade the two stations.

Anthony Ruggiero

Mr. Ruggiero asked about the operational procedures with two stations.

Chief VanVoorhis said that the firefighters will safely operate the fire apparatuses in pairs rather than individually.

Mayor Kyriacou

Mayor Kyriacou said that this is not a feasibility study.

Councilmember Aymar-Blair

Mr. Aymar-Blair asked the Fire Chief to speak about the impact on response times of consolidating from three stations to two.

Fire Chief Gary VanVoorhis

Chief VanVoorhis said that Beacon is five square miles with three stations. The next closest station to Beacon Engine is less than four tenths of a mile. Moving to two stations will only add seconds to the response time. For years the Beacon Fire Department has responded, during daytime hours, from Lewis Tompkins Hose. There is no threat to safety by moving from three stations to two stations.

Councilmember McCredo

Ms. McCredo asked about the impact on the morale of the firefighters.

Fire Chief Gary VanVoorhis

Moving from three stations to two will hurt the morale of the volunteers but it will improve the career firefighter's morale since they can now work together rather than being on their own.

## **Community Segment**

### **2020 Census and Digital Equity**

Greta Byrum of the New School and Carolyn Bennett Glauda of the Southeastern New York Library Council gave a presentation on the importance of taking part in the 2020 Census. They said that residents will receive a letter with instructions to take the census online. If residents do not take the census online, a census worker will visit their home to complete the census. You can view the entire presentation here <http://agenda.cityofbeacon.org/CoverSheet.aspx?ItemID=8610&MeetingID=566>

### **Public Hearings**

Public Hearing to Discuss a Proposed Local Law to Amend Chapter 134 of the Code of the City of Beacon Regarding Historic Preservation

Drew Gamils and Mayor Kyriacou

Ms. Gamils and Mayor Kyriacou introduced the legislation by saying that there are no fees for a certificate of appropriateness. Only substantial alterations to the exterior will require a review, unless otherwise specifically enumerated.

Theresa Kraft

Ms. Kraft said that she hopes residents take part in the historic designation process. It is better for the environment to restore old buildings. Allowing Beacon to expand its historic district helps ensure that the special character of the district is maintained.

- Motion to Adjourn to March 16<sup>th</sup> by Councilmember Nelson
- Second by Councilmember
- Motion Passes 7 -0

Continuation of a Public Hearing to Discuss the Designation of 35 Properties as Landmarks Pursuant to the City Code of the City of Beacon Chapter 134, Historic Preservation

Peg Suttentfield, Representing Joe Donovan, property owner

Ms. Suttentfield said they are committed to responsible stewardship of their buildings. They have invested a huge amount of time, energy and money into property maintenance. Inclusion in the HDLO will hinder their ability to maintain the integrity of their buildings. She submitted a letter for the record which can be found at the conclusion of these minutes.

Theresa Kraft

Ms. Kraft said that having a property in an historic district is a source of pride and honor. However, many people feel it may be a burden. She asked that even if a property is not placed on the historic district register that it be considered for such designation upon sale. Repair is preferred over replacement and often because the investment is better protected over time. Owners know that the aspect which makes a particular neighborhood special will be retained. Home owners will not be forced to improve a building. HDLO homes will not be singled out for additional taxes. Preservation projects can take place in a number of ways. New buildings should constantly be proposed for historic designation throughout the city.

- Motion to Adjourn the Hearing to April 20, 2020 by Councilmember Grant
- Second by Councilmember McCredo
- Motion Passes 7 – 0

Public Hearing to Discuss a Proposed Extension of a Water Moratorium

Drew Gamils

Ms. Gamils introduced the public hearing as an opportunity for the public to comment on a proposed extension of a water moratorium.

Anthony Ruggiero

Mr. Ruggiero said that the City is going out to bid for a well pump. The additional work is not part of the moratorium; however, the City is exploring the utility of a potential third well.

Theresa Kraft

Ms. Kraft said she is in full support of the extended moratorium. It should however be extended by six months and not simply three months because of the pending development and the impact it will have on the water

resources. She said that in Fishkill there are big projects that will take up a lot of parking and water. She asked what kind of water impact the development will have on Beacon's water and sewer resources.

- Motion to Close the Public Hearing by Councilmember Grant
- Second by Councilmember McCrede
- Motion Passes 7 – 0

## **Council Reports**

Councilmember Jodi McCrede

Ms. McCrede thanked residents for coming to the meeting. She said that the intersection in front of Memorial Park at Ron's Ice Cream has a yield sign, however it is only placed in one direction. She heard a request to put a stop sign at the intersection. She asked if the new stop signs at the intersection of Grove Street and Liberty Street could also have a sign that reads "Three Way Stop." She reminded people that the Howland Public Library is holding elections and people should seriously consider running and taking part.

Councilmember Amber Grant

Ms. Grant said she had the pleasure of visiting the opening of an exhibit honoring Black History Month at the Howland Public Library. She thanked the library for hosting the event and Barbara McCaskill for the work she put into organizing the exhibit. The exhibit can be viewed during the library's regular business hours until March 1<sup>st</sup>.

Ms. Grant gave an update on the Sustainability Initiative. She, along with Councilmember Air Rhodes met with the Conservation Advisory Committee, Green Beacon Coalition and the City's Climate Smart Coordinator. She thanked everyone for their enthusiasm. Waste, compost, and trees have emerged as three themes moving forward. They are going to be working to garner public input on the matter. They are moving quickly to meet grant deadlines. She asked the Council to consider moving the April 18<sup>th</sup> Council meeting to allow the City to celebrate Earth Day.

Councilmember George Mansfield

Mr. Mansfield reminded the public of the Community Development Forums, the first of which will be on February 20<sup>th</sup> at 7 pm at the Veteran's Memorial Hal.

Councilmember Terry Nelson

Mr. Nelson said that he will be holding Office Hours from 11-1 this Saturday at the Howland Public Library. He'll try to answer as many questions as he can. He said that there are five open positions on the library board. He spoke about Underground Beacon, a local comic book store which is closing for many reasons. One reason is rising rental costs which are making operation prohibitive. Catalyst Gallery is also closing because of higher rents. A third business faces an uncertain future on Main Street because of a rent increase. The Council has to think of something to combat this. If the City of Beacon is a wonderful growing City then the closing shops are a problem and they can't continue. He reminded residents to drive the speed limit.

Councilmember Air Rhodes

Mx. Rhodes said that they met with the Tree Committee as part of the Sustainable Beacon initiative. One way the public can weigh in on Beacon's sustainability initiatives will be to complete a survey which will be

available at the conclusion of the Beacon Community Development Forums and eventually online. The Councilmember gave an update on the NRI, saying it will come back before the Council shortly.

Councilmember Dan Aymar-Blair

Mr. Aymar-Blair said that the annual Soup for Greens event will be held on Sunday, February, 23<sup>rd</sup> at the Memorial Building from 10 am – 2 pm. Soup for Greens raises money for Greens for Greens. He will be volunteering on Sunday.

He reminded residents that the first Community Development Forum will be on February 20<sup>th</sup> at 7 pm. He followed up with the City Administrator about truck traffic on Howland Avenue.

He said that two arts institutions are closing on Main Street because of higher rents. He said that all of the arts are the cornerstone of the community and he wishes that there was something that could be done about the closing comic book store.

Mayor Kyriacou

Mayor Kyriacou said that he is impressed with the efforts of Councilmembers regarding the Sustainable Beacon Initiative. He reminded the public of the Community Development Forums. He has received more than 25 applications for the recently announced Main Street Access Committee. Sara Pasti will co-chair the Committee. At the next workshop the Council will announce the membership of the Committee and offer it a charge.

Regarding fire protection, Mayor Kyriacou said that each of the studies done on the stations quickly came to the conclusion that the City needs a new central fire station. The Tompkins Hose Station was built mindful of being a central station. It never happened because the companies were not comfortable consolidating into each other. This was a great opportunity missed. He continued, saying that the Council has gotten passed the idea of staying at three fire stations; moving in the direction of a single fire station is appropriate. This new project will lay out the requirements needed for two facilities to serve the City of Beacon. This is not another study. After that, the City will get architectural designs. The City believes that it will be far less expensive than building one new station from scratch. He pointed out that the City will not abandon Beacon Engine; they will work with the Beacon Engine Company to maintain their history and the amazing historic physical structure that is Beacon Engine. He said it would be a great historical building with the appropriate use. The City will reach out and offer a hand to the company to work together to preserve the building and find appropriate places to honor the immense historical artifacts. He thanked the Fire Chief for his work.

### **Local Laws and Resolutions**

Resolution Adopting an Amended Municipal Policy on the Naming of Streets and other Municipal Properties

Mayor Kyriacou

The resolution proposes a review of honorific names of municipal property after fifteen years. Further, there would be a preliminary review by staff prior to being reviewed by the City Council.

- Motion to by Councilmember Grant
- Second by McCredo
- Motion Passes 7 – 0

Resolution Authorizing the Sale of Real Property on Melio Bettina Place Tax ID # 30-5954-28-942947-00

Councilmember Aymar-Blair said he would like to discuss this resolution before voting on it.

- Motion to discuss the resolution by Councilmember McCredo
- Second by Councilmember Nelson
- Motion Passes 7 – 0

Councilmember Aymar-Blair asked the City Administrator for information about the RFP process and intent.

Anthony Ruggiero and Drew Gamils said that whoever purchased the parcel would have to conform to the lot size or seek a variance. The area of the lot is legal nonconforming. The lot is being sold with the intent to have the purchaser build a home.

Councilmember George Mansfield

Mr. Mansfield asked if it were possible, going forward, to allow a neighboring property owner to match any bid on an adjacent parcel being sold by the City.

Anthony Ruggiero said that that could be reviewed during Executive Session. He also said that although Dutchess County Parcel Access does not list the parcel as owned by the City of Beacon, it is indeed owned by the City and Parcel Access is not up to date.

Drew Gamils

Ms. Gamils said that it is an unlisted action and the Council would have to adopt a negative declaration before authorizing the sale.

Jeremy Suckow

Mr. Suckow requested that the City Council delay the vote because he was seeking clarity on the zoning requirements of the parcel. He said that the RFP was incomplete or he wasn't provided the knowledge prior to the submission deadline.

- Motion to move this item to the February 24<sup>th</sup> City Council Workshop by Councilmember Grant
- Second by Councilmember Mansfield
- Motion Passes 7 – 0

Resolution Setting a Public Hearing to Discuss a Special Use Permit Application for 1182 North Avenue for March 16, 2020

- Motion to by Councilmember Grant
- Second by Nelson
- Motion Passes 7 – 0
  
- Motion by Councilmember Grant to pass the following three resolutions:

Resolution Authorizing the City of Beacon to Enter into a Contract with SURPASS Chemical Company Inc.  
Resolution Authorizing the City of Beacon to Enter into a Contract with SNF Polydyne for the Supply and Delivery of Liquid Polymer

## Resolution Rejecting All Bids for the Supply and Delivery of a Liquid Phase Product

- Second by McCrede
- Motion Passes 7 – 0
  
- Motion by Councilmember Grant to pass the following four resolutions:

Resolution Approving the Appointment of Joe Waring to the Human Relations Commission

Resolution Approving the Appointment of Scot Sedley to the Human Relations Commission

Resolution Approving the Appointment of Tina Bernstein to the Human Relations Commission

Resolution Approving the Appointment of Joseph Linksman to the Recreation Committee

- Second by Councilmember Nelson
- Motion Passes 7-0

## Resolution Designating Henry Street in Honor of the Scalzo Family

- Motion to by Councilmember Rhodes
- Second by Councilmember Aymar-Blair
- Motion Passes 7 – 0

## Resolution Authorizing the Extension of a Water Moratorium

Mayor Kyriacou noted that rather than have a moratorium for development-related issues due to questionable validity, the Council is extending the water moratorium. The moratorium is taking place because of an issue with one of the City's wells and is not a result of development in the City.

- Motion to by Councilmember McCrede
- Second by Councilmember Nelson
- Motion Passes 7 – 0

## Resolution Granting a Six-Month Extension for the Special Use Permit at Edgewater

Taylor Palmer, Attorney Representing Edgewater

Mr. Palmer said that the applicant has satisfied all of the conditions of the Planning Board's approval resolution and those that are provided by the City Council and the Zoning Board of Appeals. There are two remaining conditions tied directly to deliverables the applicant has prepared. There are some easement agreements and other agreements the City Attorney's office is reviewing. Ultimately the Dutchess County Department of Health is still reviewing and should sign off on the subdivision soon. Once those conditions are resolved, the applicant will proceed to a building permit. The applicant is seeking a six-month extension.

Councilmember McCrede

Ms. McCrede said that although she voted against the original application she will vote in favor of the extension.

- Motion to by Councilmember Nelson
- Second by Councilmember Mansfield

- Motion Passes 7 – 0

**Next Council Workshop: February 24, 2020**

**Next Council Meeting: March 2, 2020**

**Motion to Adjourn**

- Motion to Adjourn by Councilmember Nelson
- Second by Councilmember Aymar-Blair
- Motion passes 7 – 0

Beacon Engine  
Comments by Clara Lou Gould

Sorry not able to attend meeting.  
thank Dennis for bringing comments  
& consolidation of Fire Houses has  
been discussed over the years.

Two Important Points?

1. Response time - for fire  
• EMS Services

2 appropriate use of Historical Buildings  
tourist & Educational attendance

for visitors and Residence including  
students who might be interested in  
jointly Fire Volunteers of the B.F.D.

Possible East End Visitor Center  
Parking lot across the Street.

Adding Parking of Antique Fire Engine in  
building would be a nice attraction?

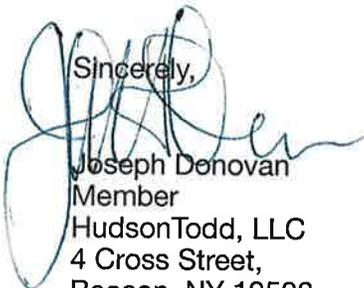
18 February 2020

City Council  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Dear Mayor Kyriacou and City Council Members,

As owners of 4 Cross Street, Beacon, NY we are writing this letter to confirm and document our previously expressed opposition to the inclusion of the property at 4 Cross Street as a historic landmark or to its inclusion in the Historic District and Landmark Overlay Zone.

Sincerely,



Joseph Denovan  
Member  
HudsonTodd, LLC  
4 Cross Street,  
Beacon, NY 12508

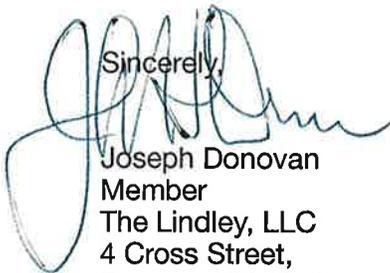
18 February 2020

City Council  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Dear Mayor Kyriacou and City Council Members,

As owners of 1154 North Avenue, Beacon, NY we are writing this letter to confirm and document our previously expressed opposition to the designation of the property at 1154 North Avenue as a historic landmark or to its inclusion in the Historic District and Landmark Overlay Zone.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joseph Donovan', is written over the word 'Sincerely,'.

Joseph Donovan  
Member  
The Lindley, LLC  
4 Cross Street,  
Beacon, NY 12508

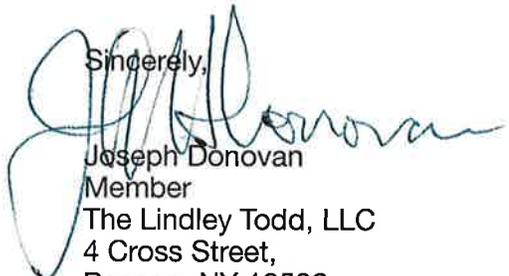
18 February 2020

City Council  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Dear Mayor Kyriacou and City Council Members,

As owners of 152 Main Street, Beacon, NY we are writing this letter to confirm and document our previously expressed opposition to the inclusion of the property at 152 Main Street in the Historic District and Landmark Overlay Zone.

Sincerely,



Joseph Donovan  
Member  
The Lindley Todd, LLC  
4 Cross Street,  
Beacon, NY 12508

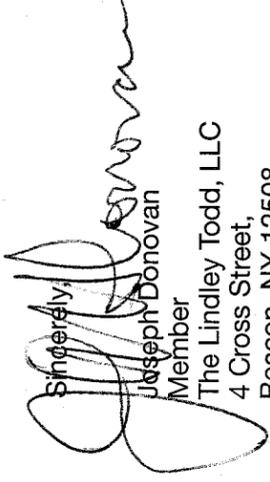
18 February 2020

City Council  
City of Beacon  
1 Municipal Plaza  
Beacon, NY 12508

Dear Mayor Kyriacou and City Council Members,

As owners of 152 Main Street, Beacon, NY we are writing this letter to confirm and document our previously expressed opposition to the inclusion of the property at 152 Main Street in the Historic District and Landmark Overlay Zone.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Donovan". The signature is written in a cursive style with a large, looping initial "J".

Joseph Donovan  
Member  
The Lindley Todd, LLC  
4 Cross Street,  
Beacon, NY 12508