

DATE: Monday, December 14, 2009 @7:00pm

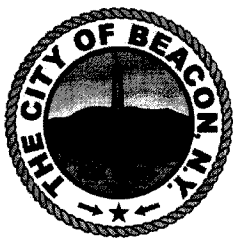
PLACE: Municipal Center, One Municipal Plaza, Beacon, New York

SPECIAL COUNCIL MEETING:

To Set Public Hearing for Monday, December 21, 2009 Regarding the 2010 Proposed City of Beacon Budget.

**CITY OF BEACON
BEACON CITY WORKSHOP**

Topic	Discussion
Cost of Services Report	AKRF Cost of Services Report Presentation
Proposed Local Law RD-1.7 Designed Residence Zoning District	Update
Budget	
Appointments	
Announcements	
Council Meeting	Monday, December 21, 2009 – Vote on Proposed 2010 Budget
Executive Session	
Adjournment	



MAYOR
Steve K. Gold

CITY OF BEACON
New York

PRESS RELEASE
FOR IMMEDIATE RELEASE

December 10, 2009

CITY OF BEACON
CITY COUNCIL
SPECIAL MEETING

Date: **Monday, December 14, 2009**– Prior to Workshop
Time: 7:00pm
Place: Municipal Center Courtroom
1 Municipal Center
Beacon, New York 12508

The City Council of the City of Beacon will hold a special meeting on **Monday, December 14, 2009** at 7:00pm PRIOR to the regularly scheduled Workshop; hold a Public Hearing regarding **Setting a Public Hearing for Monday, December 21, 2009 Regarding the Proposed 2010 Budget.**

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Michael A. Galante

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David J. Portman, FAICP

MEMORANDUM

To: Mayor Steve K. Gold and the Beacon City Council

Date: July 22, 2009

Subject: **Proposed RD-1.7 Designed Residence Zoning District**

As requested, we have prepared the attached draft **Local Law** regarding the creation and implementation of a new RD-1.7 Designed Residence District.

We look forward to discussing this draft Local Law with you.

David H. Stolman, AICP, PP
President

Attachment

cc: Iola Taylor
Meredith Robson
Lt. Timothy Dexter
Richard Wolf, Esq.

J:\DOCS2\100\Beacon\Code Amendments\RD-1.7 LL cover.dhs.doc

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LOCAL LAW NO. ____ OF 2009

**CITY COUNCIL
CITY OF BEACON**

**LOCAL LAW CREATING
A NEW RD-1.7 DESIGNED RESIDENCE ZONING DISTRICT
AND REZONING CERTAIN PROPERTIES TO THIS NEW DISTRICT**

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

SECTION 1. TITLE

This local law shall be entitled, "A Local Creating a new RD-1.7 Designed Residence District and Rezoning Certain Properties to This New District."

SECTION 2. INTENT AND PURPOSE

This local law is intended to implement a portion of the new City Comprehensive Plan.

SECTION 3. ZONING TEXT AMENDMENTS

1. **Section 223-17.C, "Schedule of Regulations for Residential Districts, of the Zoning Law shall be amended by adding a new RD-1.7 Designed Residence District in accordance with the chart attached hereto as Exhibit "A."**
2. **Sections 223-2.B(13) and (14) shall be respectively renumbered to Sections (14) and (15).**
3. **A new Section 223-2.B(13) shall be added to the Zoning Law and shall read as follows:**
 - (13) **RD-1.7 Designed Residence District, 1,700 square feet per dwelling unit (minimum lot size of 5,000 square feet).**
4. **Section 223-22.B(2) of the Zoning Law shall be amended to read as follows:**
 - (2) **In any R1-10, R1-7.5, R1-5, RD-6, RD-5, RD-4, RD-3, ~~or~~ RD-1.8 or RD-1.7 District, the minimum lot area shall be 20,000 square feet, plus 1,500 square feet for each additional resident person over 10 in number.**

5. Section 223-20.1.C(1) of the Zoning Law shall be amended to read as follows:

- (1) Adult uses shall not be located within a five-hundred-foot radius of the following zoning districts which permit residential development: R1-120, R1-80, R1-40, R1-20, R1-10, R1-7.5, R1-5, RD-6, RD-5, RD-4, RD-3, RD-1.8, RD-1.7, RMF-1.5 and RMF-8.

SECTION 4. REZONING

The zoning of the property in the table below is hereby changed to the RD-1 Designed Residence District.

Tax parcel #	Current Zoning	Owner	Owner's Mailing Address
130200-5955-19-590022	RD-6	45 Tompkins Ave Beacon LLC	18 E. 22nd Street New York, NY 10010
130200-5954-25-566983	R1-20	45 Tompkins Ave Beacon LLC	18 E. 22nd Street New York, NY 10010
130200-5954-25-581985	R1-20	William S. Ehrlich	1456 County Route 83 Pine Plains, NY 12567
130200-5954-25-574979	R1-20	45 Tompkins Ave Beacon LLC	18 E. 22nd Street New York, NY 10010

SECTION 5. MAP

The Zoning Map of the City of Beacon is hereby amended to show the changes specified in Section 4 above. A map showing the proposed rezoning is attached hereto as Exhibit "B."

SECTION 6. RATIFICATION, READOPTION AND CONFIRMATION

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

SECTION 7. SEPARABILITY

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 adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.

Dated: _____, 2009

Attachments: Exhibits "A" and "B"

**EXHIBIT "A": AMENDMENTS TO § 223-17.C, SCHEDULE OF REGULATIONS
FOR RESIDENTIAL DISTRICTS, OF THE CITY OF BEACON ZONING LAW**

EXISTING COLUMN HEADING	NEW ZONING TEXT
Zoning District.....	RD-1.7 ^{k,1}
Permitted Principal Uses ⁴	
Permitted Accessory Uses ⁴	
Minimum Lot Size (see also § 223-12.1)	
Area	5,000 square feet
Lot Area per Dwelling Unit (square feet).....	1,700
Width (feet).....	50
Depth (feet).....	100
Minimum Yard Residential Uses	
Front (feet)	30
Side ^b	
Minimum (feet).....	10 ^c
Total of 2 (feet).....	20
Rear (feet) ^b	25 ^c
Accessory Building	
Side (minimum) (feet).....	5
Rear (feet)	5
Minimum Distance Between Buildings on the Same Lot.....	30 feet ^e
Maximum Height (see also § 223-13)	
Main Building	
Stories.....	4-1/2 ^a
Feet.....	55 ^a
Accessory Building ^a	
Stories.....	1
Feet.....	15
Minimum Height.....	1 story and 12 feet
Maximum Building Coverage	
Multi-family	25
(percent).....	40
All Other Uses	
.....	
Maximum Number of Dwelling Units per Building	36 ^o
Refer Also to These Pertinent Sections ⁴	
Zoning District.....	RD-1.7

^a If not occupied by a dwelling unit. Notwithstanding the one story and 15 feet height limitation, a clubhouse in a multi-family project shall not exceed two and one-half stories and 35 feet in height.

^b A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

^o And each building shall not exceed 150 feet in length.

⁴ No addition to schedule in this column.

TOMPKINS
TERRACE
APARTMENTS

WP

RD-3

COLONIAL
ROAD

Proposed
Rezoning from
RD-6 to RD-1.7

~~[RD-6]~~
RD-1.7
EDGEWATER

AVENUE

R1-7.5

Proposed
Rezoning from
R1-20 to RD-1.7

~~[R1-20]~~
RD-1.7

BANK STREET

R1-20

LI

WP

BANK ST.

RIVERFRONT,
PARK RD.

RIVER ST.

WEST MAIN STREET





LI

RD-5

BEEKMAN STREET

OB

R1-40

-  Existing Zoning District Boundary
-  Existing Zoning District Boundary to be Removed
-  Proposed Zoning District Boundary
-  Existing Zoning to be Changed

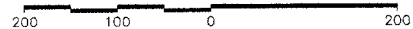
PROPOSED RD-1.7 REZONING
City of Beacon, New York



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

**Exhibit
B**

Scale in Feet



7/22/09

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call:**
- **Public Comment:** Pertaining to any item. Maximum time for this section is thirty minutes. Maximum time for individual public comment is three (3) minutes per constituent.

- **Public Hearings:**

1. Proposed Budget of 2010

- **Comments on Any Public Hearing Notice:**

- **Community Segment:**

- **Approval of Minutes:** September 21, 2009

- **Communications:**

- **Reports** - Reports to be typed or handwritten and to be forwarded to the recording secretary at cswift@cityofbeacon.org.

- City Administrator
- Report of Activities
- City Attorney – First of the Month
- Council Reports of Activities
- Mayor Report of Activities
- County Legislator Reports

- **Public Comments:** Pertains ONLY to items on the agenda that will be subject to a vote. Each speaker may have one opportunity to speak up to five minutes.

UNFINISHED BUSINESS

- **Resolutions:**

- **Local Laws and Ordinances:**

NEW BUSINESS

- **Resolutions:**

1. Approve Budget of 2010

- **Local Laws and Ordinances:**

- **Ratifications and Appointments:**

- **Announcements:**

- **Budget Amendments:**

- **Public Comments:** Can Be On Any Issue Or Item. The Speaker May Have One Opportunity To Speak Up To Five Minutes Only.

- **Next Workshop:** Monday, December 28, 2009

- **Next Council Meeting:** Monday, January 4, 2010

- **Tax Warrant:** Reading of the 2009 City and County Tax Warrants

- **Motion To Go Into Executive Session**

- **Adjournment**