

**Regular Meeting**

The regular meeting of the Beacon City Council, held in the Municipal Center at 1 Municipal Plaza on May 17, 2010, was called to order beginning with the Pledge of Allegiance to the Flag.

**Council Members Present:**

Steve Gold, Mayor

Marlene Fredericks, Council Member – At Large

George Mansfield, Council Member – At Large

Jerry Landisi, Council Member – Ward One

Randy Casale, Council Member – Ward Three

Sara Pasti, Council Member – Ward Four

**Also Present:**

Meredith Robson, City Administrator

Nancy Tagliafierro, for City Attorney N. Ward-Willis

**Absent:**Charles Kelly, Council Member – Ward Two

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**Community Segment:**

Mark Price spoke on behalf of the City to thank Bonnie Johnson for her 16 years of volunteer service on the Beacon Recreation Commission. Mayor Gold presented her with a letter of appreciation from the City Council and administration.

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**First Opportunity for Public Comments:** Each speaker may have one opportunity to speak for up to four minutes on any subject matter on which the Council can take action.

**Tom Bragman, 180 Main Street.** Beacon Deserves Better and Main Street Corridor Committee believe that community planning must be conducted ahead of zoning, rather than the reverse. He presented a letter to the Council that described a lack of knowledge on the part of the public regarding the TOD and stated that the Council should instead rely on the guidelines in the Comprehensive Plan for generating meaningful public involvement.

**Dawn Powell-Manzo, 19 Hammond Plaza.** Homeowners and government officials have a mutual responsibility to increase awareness of potential zoning decisions. Any vote should be delayed until all the homeowners in the community are aware of the potential impact.

**David Ross, 8 Dutchess Terrace.** He was shocked and disturbed to learn how far this project had come without adequate information and consideration by the Council. It would be a grave disservice to the people of the city and region. He has been involved in city planning elsewhere and knows the importance of careful consideration. The city should not repeat the errors of 30 years ago, when Main Street was cut off from the waterfront. He urges the mayor and council not to rush to an August vote, and instead allow for adequate community input and serious professional planning.

**Art Brown, 14A Miller Street.** Member of Main Street Corridor Committee. Is the Council confident that the community is aware of and supportive of the proposed changes? He would rather see emphasis placed on a car-free proposal with people going to Beacon and traveling around Beacon without cars.

**Rob Featherstone, 76 Verplanck Avenue.** He is concerned that the TOD will bring many more cars to Beacon and that it will have a negative impact on Main Street businesses. He asks that the process be slowed, and that a TOD Master Planning and Main Street Linkage Committee be assembled. If anything is ultimately built, he wants

it to be a forward-thinking, LEED-certified project.

**Lisa Gallina, 23 Hammond Plaza.** Half of the owner-occupants of Hammond Plaza are present, but many are not yet comfortable speaking because there has not been enough information on what a TOD is. The Council has not done enough research or incorporated the plans already in existence (such as the Comprehensive Plan and the Harbor Management Plan). One plans before one zones. Zoning first is an ignorant step, considering the history of urban renewal (particularly in Beacon). The MTA should not be deciding these things for the city. The residents in the TOD area are now unified with the Main Street corridor business in opposition to these insufficiently-researched proposals.

**Clark Gebman, 2 Wilson Street.** For the good of the real estate that we own, and the community that we all love, can we think ahead? His professional experience gives him the ability to appraise the economic viability of a given project. He has called for this project to be commercial-only; cities need to be centers of job-oriented prosperity. Instead, this project is a contrivance. Westchester lawyers and planners need to be booted out of city government.

**Tom Cerchiara, 178 Main Street/10 Tillot Street.** Main Street still features a large quantity of empty commercial space. What's going to fill that space, if incoming business are going to the TOD instead? Will current Main Street businesses end up having to move toward the river? What would be the impact on Main Street if that happened? Would the progress of recent years be undone? Professional planners, lawyers and developers he has spoken to are surprised that such a large project would be zoned before it was planned. If you give a developer a maximum, (s)he's going to shoot for it, to maximize profits.

**Cindy Marsh, 48 Monell Place.** While she could support such a project, she is concerned about the effect on Main Street businesses as well as the Route 9D traffic. It's very difficult to navigate the area at rush hour. Meanwhile, business owners are fearful for their future. Their businesses are already hurting.

**Rob Penner.** He fears that Beacon's sense of community will be lost if this project happens as currently proposed. His biggest concern is what will happen to the Main Street corridor if waterfront businesses are isolated from Main Street businesses. He is also concerned about increasing the traffic in an already-dangerous area to drive.

**Peter Unterweger, 5 Hanna Lane.** He doesn't oppose development; the question is which kind. Any new project has to revive Main Street and integrate Main Street. It's not yet clear if this project would do those things. The city would be unwise to give away too much too early with this property by instituting zoning changes too early in process.. He urges the postponement of any kind of vote on this proposal.

**Michael Benzer, 71 Maple Street.** Despite being told that there is community support for the TOD, he is yet to encounter any of it. Beyond that, how can this still be called a TOD? He supports real TODs, but this project does not fit the description of a real TOD.

**Mark Roland, 29 Rector Street.** A longtime bicycle commuter, he always fears the section of 9D he must take – cars drive too quickly and too recklessly. The idea of 2,000 more cars and a widened road is disturbing and seems to negate the value of transit-oriented development – which is to emphasize fewer cars. Mitigation, in this case, should involve generating fewer cars – not giving more space to more cars.

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**Public Hearings:****Proposed Local Law regarding parking for proposed development projects within proximity of the Train Station** (adjourned from meetings of 4/5/2010, 4/19/2010 and 5/3/2010).

**Clark Gebman, 2 Wilson Street.** What this is really about is transportation politics, and questions over what the linkage should be between Newburgh and Beacon, and over Stewart Airport as a regional transportation hub. He also referenced competition between the Tappan Zee and Newburgh-Beacon Bridges as to which will be the primary river crossing. He alleged corruption on the part of the City Council with regards to the Edgewater and MTA developments; in his view, these projects exist only to “feather the nest” of connected political interests. He believes that office space should be the development priority, and that a regional transportation and development plan is needed.

**Mayor Gold** clarified that the goal of the law under consideration is to deviate from the city’s standard ratio of 1.24 parking spaces per unit; the number would be reduced for large new waterfront building projects – the purpose is for would-be residents

**Marie Peloga, 24 Hammond Plaza.** People have two cars so reducing parking just won’t work.

**Art Brown, 14A Miller Street.** An alternative means of transportation must be provided for people coming to the train station from beyond walking distance. We need a master plan to generate ideas for how to get people to stop using cars to get around Beacon.

**Gary Wood, 110 Anderson Street.** It’s intellectually dishonest to say this parking initiative is green, because Edgewater’s density has been doubled, thereby increasing the likely demand for parking.

**Thomas Cunningham, 10 Newlins Mill Road.** The reduction in parking density could be seen as an environmental plus, or it could be seen as the result of trying to put so much residential and commercial space in such a constrained area. Clearly this is TOD-related, so why isn’t it being considered as part of a larger planning process? Instead, it’s a spot-change in existing municipal law, apparently to benefit developers.

**Tom Bragman, 180 Main Street.** He asks that this law be considered in the context of the larger project, which is the continued commercial revitalization of Beacon.

**David Ross, 8 Dutchess Terrace.** Why is the city responding in such a strange way to such a complex set of issues? This parking law is being developed, along with the proposed zoning changes, without the community really have much information about them. The 2009 City Council Elections did not involve these issues; the people who voted in this mayor and council were not aware that these proposals were coming. The time should be taken to get the educated feedback necessary to govern with real consensus.

**Motion** by Council Member Casale to adjourn public hearing to June 7, seconded by Council Member Mansfield. All voted in favor.

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**Special Use Permit - Round House @ Beacon Falls for proposed use at 2 East Main Street and 10 Leonard Street, applied for by 10 Boulevard, LLC and 10 Leonard Street, LLC.**

**Clark Gebman, 2 Wilson Street.** While not opposed to this project per se, he does object to giving politically-connected developers money by city decree. The property taxes will be negligible on this highly-lucrative

property, meaning the city will not benefit along with this developer. This administration refuses to share with Mr. Gebman, as a professional commercial appraiser, the city's tax rolls. If the city could so easily bring wealth to these properties, why not tax them appropriately 10 years ago when the properties were purchased?

**Hank Dutch, 98 Spring Valley Street.** He objects to Mr. Gebman's continued efforts to put the administration down and talk about unrelated issues. There are good points that have been made tonight, but let's stay focused on current issues. The Roundhouse project is a tremendous gain for the city, bringing business to the east end of Main Street. The project is ambitious, well-conceived, and well-tailored to the neighborhood.

**Tom Bragman, 180 Main Street.** He strongly supports this project and is pleased that 80% of the project's electricity will be generated by hydroelectric energy.

**Jim Korn, 19 South Brett Street.** Continuous access to the site from the south is an important asset to this site. He is following up with the Council on what special language will be included to insure access to the site from both sides of the Creek.

**Mayor Gold** stated that several years ago, the city council became concerned about demolition-by-neglect in the old industrial buildings, and has since been dedicated through code enforcement to demanding that property owners keep old buildings intact and secure by sealing them up properly. The result is that options like the Roundhouse project exist, thanks to the building being properly maintained. The aforementioned developer, who supposedly has the city in his pocket, received a court order just before the holiday to make over \$100,000 in repairs to this effect.

**Ms. Tagliafierro** read the section of the Special Use Permit pertaining to the preservation of public access to both sides of the Creek; **Mr. Korn** thanks the mayor and council for their attentiveness to this matter and indicated that this initial reading of the language showed promise.

**Tom Cerchiara, 10 Willot Street.** This is a phenomenal development, as it will rehab that area of East Main Street and will provide visitors a place to stay overnight in the city.

**David Ross, 8 Dutchess Terrace.** Compliments to everyone involved in this project. The falls are part of the heart of the city. It's a great mix of uses. This will be a jewel in the crown of Beacon.

**Cindy Marsh, 48 Monell Place.** This project is a wonderful idea. Her one concern is the traffic at Leonard and Main; she knows the Council has been conscientious in addressing that issue. **Mayor Gold** indicated that the Planning Board will review the traffic situation when they conduct their site review, and the Traffic Safety Committee will review any mitigation outside the owner's property and make recommendations to the Council.

**Michael Benzer, 162 Main Street.** He supports the project, but notes that the zoning was changed before the project was planned, and the city got lucky. That might not happen a second time (implicitly referencing the TOD).

**Mayor Gold** complimented the Council on its expediency in this review and approval process. **Council Member Landisi** thanked the public for their positive comments on the project. **Council Member Casale** expressed his concern over traffic and asked if the applicant would be responsible for the costs of mitigation as different phases are completed; he suggested that the mitigation costs may end up being greater than currently proposed. **City Planner David Stolman** concurred that the traffic analysis may have to be reviewed in the future, perhaps when the second phase begins. The applicant could indeed be made responsible for those costs; this

could be written into the special use permit. **Council Member Casale** also clarified that it is not possible to assess and tax properties based on potential value rather than actual current value. **Mayor Gold** agreed that this was his understanding, but would confirm this with the city assessor. **Mr. Stolman** also explained that as with any special use permit, the developer would need to apply for an amended special permit if he sought to change his plans outside the bounds of the original permit – the Council was interested in this, given the long time frame from start to completion for this project and therefore the potential for changed circumstances.

**Motion** by Council Member Landisi to close public hearing, seconded by Council Member Casale. Roll call – all voted in favor.

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**Proposed Local Law to amend Chapter 134 (Historic Preservation) and Chapter 223 (Zoning) of the Beacon City Code with respect to permitted uses.**

**Mayor Gold** explained that this law pertains to the old Beacon High School and interest in turning it into apartments, artist work spaces, museums/galleries and possibly classrooms. Highly restrictive zoning needs to be changed to facilitate this.

**Clark Gebman, 2 Wilson Street.** He endorses the idea that the city designate this as a property of interest and acting to extract as much value out of the property as possible by doing so. This is a powerful ordinance and it should not settle with just this property. He would prefer one which recognizes the importance of historic rail right-of-ways to the future development of the city. He went on to talk about Long Dock for some time and his theories about Scenic Hudson's ploys to restrict the economic development of upstate New York. And what of the train line running near this property? He spoke of the potential for building a train line across the Newburgh-Beacon Bridge, and said that such an idea has no support from the city's lawyers and planners because they are Westchester-based supporters of the competing 287 corridor. This Fishkill Creek rail corridor should be considered for historic preservation just as this property is being considered in this ordinance.

**Kathy Deutermann, 27 South Brett Street.** What are the (dis)advantages to the city and its residents in making this change? What exactly will happen? What benefits are being received by the developer – a tax break? The public does not have any of the information that the Council has – i.e. packets provided by the project's representative?

**Mayor Gold** stated that under present zoning, there is no real use for the now-vacant building. The advantage to both the city and school system is that the cost of maintaining the building will no longer be borne by the school district; instead it will begin generating tax revenue for both the city and school system. This law's sole benefit for the developer is that it alters the current zoning under which it is impossible for this developer or any other to do something with this property. Residents in the neighborhood will no longer have a disintegrating eyesore, and will instead have some new uses like a theater. While it will create new traffic and activity in the neighborhood, it will be less than when the property was actually in use as a high school.

**Jennifer Van Tuyl, Attorney.** She provided a copy of the packet mentioned by Ms. Deuterman, and stated that this law does not give a blank check to a developer, nor does the city yield any authority.

**Teresa Goodman, 19 Ackerman Street.** As a current studio renter at 211 Fishkill Avenue, she can say that the building does indeed have use and vitality right now. She and other renters are concerned that they will be priced out of the project when it comes to fruition.

**Ms. Van Tuyl** asked that the public speak frankly about specifics, stating that they do not exist yet but that transparency and a dialog with the public – including current tenants - will be maintained. The intention is to work with the artists that are presently there.

**Art Brown, 14A Miller Street.** It's difficult to keep the community informed about projects like this and the TOD. We need to address the education process in the community so that public hearings include more of the people being affected – many of whom are not here tonight. Despite his wife being an artist looking for work space, this is the first he's heard of this project.

**Mayor Gold** stated that the Council has worked very hard to get information out to as wide an audience as possible, citing the TOD meetings (and all Council meetings) as items that are aired continuously on Channel 22. He would be open to any new suggestions on additional outreach efforts. **Council Member Casale** confirmed that there will be additional public forums during the planning process as well.

**Motion** by Council Member Fredericks to close public hearing, seconded by Council Member Pasti. Roll call – all voted in favor.

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**Proposed Local Law to amend Chapter 134-14 of the Beacon City Code to add to the Historic District and Landmark Overlay Zone the real property located at 211 Fishkill Avenue (identified on city tax maps as 6054-21-065896).**

**Clark Gebman, 2 Wilson Street.** How is this not spot-zoning? He is not particularly opposed to the amendment, but he does not understand why the Council does not widen their target for an historic overlay district, rather than spot-zoning. He offered the area on the ridge as an example of a potential target for an enhanced historic district. If this is spot-zoning, that it is illegal as per the Supreme Court.

**Mr. Stolman** explained that this is not spot-zoning for two reasons: 1) There is already a district and landmark overlay with a specific system of criteria for adding locations to said zone; and 2) Spot-zoning is generally defined as rezoning a particular parcel of property to a different use than the surrounding area to the benefit of that parcel and the detriment of surrounding parcels. This is not the case here.

**Ms. Van Tuyl** stated that this move is in keeping with the city's ongoing historic landmark designations, and that spot-zoning is inherently irrational, while this zoning change is not irrational. She offered some details that demonstrated the intertwining of the high school with the city's early history. She provided the Council and public with copies of this historical data from which she drew her comments.

**Motion** by Council Member Pasti to close public hearing, seconded by Council Member Fredericks. Roll call – all voted in favor.

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**Proposed Local Law to amend Chapter 200 of the Beacon City Code regarding taxicabs.**

**Council Member Casale** indicated that several things were still missing that the Council had talked about, so it would be unwise to close the public hearing tonight.

**Clark Gebman, 2 Wilson Street.** He suggested that the taxi ordinance should account for future increases in Stewart Airport traffic to maximize the city's ability to generate revenue.

**Motion** by Council Member Pasti to adjourn public hearing to June 7, seconded by Council Member Landisi. All voted in favor.

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**Proposed Local Law to amend Chapter 163 of the Beacon City Code regarding peddling and solicitation.**

**Motion** by Council Member Landisi to close public hearing, seconded by Council Member Mansfield. All voted in favor.

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**Proposed Local Law to amend Chapter 119 of the Beacon City Code regarding inspection fees.**

**Motion** by Council Member Casale to close public hearing, seconded by Council Member Fredericks. All voted in favor.

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**Administrator's Report**

1. Met with DEC representative conducting an evaluation of the city's compliance with stormwater management regulations. No violations were found – impressive, considering the DEC's increased emphasis on stormwater regulation. Much credit to the highway superintendent and city engineer.
  2. The fire study consulting firm has been working through interviews and document review and is believed to still be on schedule.
  3. The city recently received \$429,000 from the state Department of Transportation for the Route 9D project; still working on getting the remaining balance due back to the city .
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**Mayor's Activity Report**

In the interest of time, no report tonight. The Mayor's Report for 2009 is available for the Council and public and will be posted on the website this week. He also confirmed that indeed the full agenda packet was mailed the previous Friday, including the resolutions discussed tonight.

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**Council Members' Activity Reports****Council Member Casale, Ward Three**

1. The lights are still out on Main Street. The next step may be to contact the Public Service Commission.
2. He has yet to see any flags on Main Street for Memorial Day. Past councils have passed a resolution about flags, and they're usually up by this time. **Mayor Gold** indicated that he would check with the Highway Department this week regarding inventory and update the council.
3. The Garden Club asked him to water the flowers; he is still willing to do so as long as the Council allows him to use the city equipment. **Mayor Gold** replied that a local community organization is also looking to dedicate several hundred hours of service to the city, which could include this.
4. A constituent expressed concern that the visitor center on Polhill Peace Park; is it possible for the city to put something in there commemorating Robert Polhill – a picture and some history describing why the park is named after him?
5. At workshop, he would like to discuss a form for owners to fill out to deal with people hanging out on private properties; it would allow the police to deal with problems if the owner is not present.

**Council Member Fredericks, At Large**

1. The Firemen and Police Memorial on Friday was solemn and beautiful.
2. She attended the Cabot & Company production of "Christie in Love" – a great show with a packed house. The show brought the west end of Main Street more alive on this Saturday night.
3. For the next workshop, she would like to discuss the proposed dog park and potential locations, as well as the posting of "Slow - Watch Our Children" signs on Duncan, Goodrich and Barrett Place.

**Council Member Mansfield, At Large**

1. Visitor's Center update: Plumbing and electric completed in the last two weeks – labor and equipment donated by Minuteman Construction, SK Electric, and McMillan Plumbing. Building delivery and installation expected on Friday, with carpenters/painters/interior designers assembling to complete the work.

**Council Member Landisi, At Large**

1. Also attending the police memorial service on May 14.
2. Received another call about speeding and ignoring stop signs on Matteawan Road. He has brought this up four times now, and has twice asked for electronic speed signs to be posted.
3. A resident on West Church Street asked when the next Transportation Safety Committee meeting would be.
4. The fence at the football field parking area is still down – this is a school district issue, but as it is a safety concern it needs to be resolved.
5. Met with the executive director of the Beacon Housing Authority on May 14; plan is in motion to provide 70 seniors with meals on Fridays. The first meals should go out on June 4.
6. Tilden Avenue residents called him last night to express concerns about activities at Rombout School – tents, sleeping bags, port-a-potties. By night, it was getting noisy. A resident who called the police was told that Beacon does not have a noise ordinance, that a car would be sent within an hour to see her, and she would be called back. No car ever came, and she was never called back. The noise subsided after midnight but people were lingering in the parking lot until 5 a.m. A call the next day from another resident led to the revelation that this call was never logged by the office on duty. Why was nothing in the newspaper about this event, and why were the police so unresponsive?
7. Received a letter from a resident who walks to the train station on a daily basis; he notes numerous traffic violations every day and has nearly been hit by a speeding car. Who monitors the activity of motorists heading to the train station – city police, MTA police or both?

**Council Member Pasti, Ward Four**

1. Green Street playground: residents report that the basketball court is dangerous due to roots pushing the pavement upward. This would be a good capital project, as would the railroad ties on Prospect Street.
2. Brush pickup: still getting lots of calls from people who need pickup.
3. Folks from the Beacon Community Center are interested in holding a Youth Summit to identify gaps and solutions in the city's youth services. She'd like to discuss this at a workshop.
4. Mary Polisi, a 95-year old neighbor, passed away but as it was not mentioned in the paper, Council Member Pasti provided the wake/funeral details.

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**New Business - Resolutions****Resolution 69 of 2010: (Two Parts) Special User Permits – Roundhouse @ Beacon Falls for proposed use at 2 East Main Street and 10 Leonard Street, applied for by 10 Boulevard, LLC and 10 Leonard Street, LLC. Part A: Special Use Permit for Hotel and Artist Live/Work Spaces.**

**Mr. Stolman** went over the changes made to the resolutions between Friday and the meeting.

**Motion** by Council Member Mansfield, seconded by Council Member Pasti.

**Discussion:** **Council Member Casale** inquired why the code was being changed to grant the builder extensions ahead of time, rather than waiting to see if they were actually following through on constructing the project.

**Mr. Stolman** said that the resolution could be amended so that the extensions would be assured as long as building was proceeding.

**Roll call for Part A - all voted in favor. Motion passed.**

**Part B: Special Use Permit for Multi-family Component of Roundhouse @ Beacon Falls project.**

**Mr. Stolman** stated, as per the Council's discussion earlier in the evening, that the resolution would be amended to include reference to a reassessment of the traffic study after 5 years to ensure that this phase of the project would not proceed without accurate awareness of current traffic impact.

**Motion** by Council Member Pasti; seconded by Council Member Fredericks.

**Roll call for Part B - all voted in favor. Motion passed.**

**Resolution 70 of 2010: Set Public Hearing for Monday, June 7 to consider a proposed local law in regards to the adoption of a fee schedule.**

**Motion** by Council Member Pasti, seconded by Council Member Landisi.

**Discussion: Council Member Casale** expressed that current license holders might be unhappy that the process for changing fees is changing – it would be good to notify licensees. It was clarified by **Ms. Robson** that the workload to notify all the various licensees would be onerous, considering that the fees themselves aren't even changing.

**All voted in favor. Motion passed.**

**Resolution 71 of 2010: Set Public Hearing for Monday, June 7 to Consider a proposed local law in regards to the sale and conveyance of real property.**

**Motioned** by Council Member Mansfield, seconded by Council Member Pasti.

**All voted in favor. Motion passed.**

**Resolution 72 of 2010: Consideration of the Acceptance of a Construction Manager Contract for Scenic Hudson Park.**

**Motioned** by Council Member Pasti; seconded by Council Member Mansfield.

**Ms. Tagliafierro** indicated that a change in the contract's working hours was needed in order to comply with the city code. **Council Member Casale** indicated that the contractor can get around the ordinance in special circumstances (when work may be affected by tides) by requesting that the building inspector grant a variance.

**All voted in favor. Motion passed.**

**Resolution 73 of 2010: Consideration of the adoption of FMLA Policy for the City of Beacon.**

**Ms. Robson** explained that FMLA is a federal law requiring that employers over a certain size (including, therefore, the City of Beacon) provide 12 weeks of unpaid leave for employees out on certain categories of medical leave.

**Motioned** by Council Member Landisi, seconded by Council Member Fredericks.

**All voted in favor. Motion passed.**

**Resolution 74 of 2010: Consideration of the adoption of the Workplace Violence Policy for the City of Beacon.**

**Motioned** by Council Member Pasti, seconded by Council Member Mansfield.

**All voted in favor. Motion passed.**

**Resolution 75 of 2010: Consideration of assistance to Firefighter Grants for a pumper and laptop computers.**

**Ms. Robson** indicated that the application is no longer going to involve laptops due to time constraints in assembling the necessary information; they will have to left for a future grant. This resolution is simply getting approval to go ahead with the application for the pumper. The cost is expected not to exceed \$550,000 for the pumper and ancillary costs.

**Motioned** by Council Member Landisi, seconded by Council Member Mansfield.

**All voted in favor. Motion passed.**

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**Local Laws and Ordinances**

**Resolution 76 and Local Law 4 of 2010: Consideration of a Proposed Local Law to amend Chapter 134 (Historic Preservation) and Chapter 223 (Zoning) of the Beacon City Code with respect to permitted uses.**

**Motion** by Council Member Pasti, seconded by Council Member Mansfield. All voted in favor.

**Resolution 77 and Local Law 5 of 2010: Consideration of a Proposed Local Law to amend Chapter 134-14 of the Beacon City Code to add to the Historic District and Landmark Overlay Zone the real property located at 211 Fishkill Avenue (identified on city tax maps as 6054-21-065896).**

**Motion** by Council Member Pasti, seconded by Council Member Fredericks. All voted in favor.

**Resolution 78 and Local Law 6 of 2010: Consideration of a Proposed Local Law to amend Chapter 163 of the Beacon City Code regarding peddling and solicitation.**

**Motion** by Council Member Fredericks, seconded by Council Member Pasti. All voted in favor.

**Resolution 79 and Local Law 7 of 2010: Consideration of a Proposed Local Law to amend Chapter 119 of the Beacon City Code regarding inspection fees.**

**Motion** by Council Member Casale, seconded by Council Member Landisi. All voted in favor.

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#### **Announcements**

1. **Grievance Day** for the City of Beacon has been scheduled for the fourth Wednesday of May (5/26/2010). The **Board of Assessment Review** will attend from **2:00 p.m. to 5:00 p.m.** and from **6:00 p.m. to 9:00 p.m.**
2. The **Complete Tentative Assessment Roll** is on file in the office of the City Clerk. The Assessor will attend, with said tentative roll, at the Municipal Center on the following dates and times:
  - Saturday, May 1 between the hours of 8:00 a.m. and 12:00 p.m.**
  - Wednesday, May 5 between the hours of 2:00 p.m. and 6:00 p.m.**
  - Friday, May 14 between the hours of 12:00 p.m. and 4:00 p.m.**
  - Friday, May 21 between the hours of 12:00 p.m. and 4:00 p.m.**

\*\*Please note: Written complaints with respect to assessments may be filed with the Assessor any time PRIOR TO or ON Grievance Day, and shall be transmitted to the Board of Assessment Review ON or BEFORE Grievance Day.

3. **Annual City Wide Yard Sale** has been scheduled for Saturday, June 5 from 9:00 a.m. to 3:00 p.m. Residents may sign up at City Hall until May 31.
  4. **Annual Fireworks Celebration at Memorial Field** has been scheduled for Saturday, July 3.
  5. **Beacon Summer Hoops Registration** is now open. Registration deadline is Friday, June 4.
  6. **No meeting on May 31<sup>st</sup>. Roundtable Meeting scheduled for May 24.** June workshops are scheduled for June 1 and 14; regular meetings are to be held on June 7 and 21.
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#### **Budget Amendments**

1. Amend the General Fund Budget for the Recreation Youth Program Beacon Community Center expense (Code: A7140.479800) by transferring the balance of \$7,765 to the following:

|         |              |                                          |
|---------|--------------|------------------------------------------|
| \$2,000 | A7140.412697 | Beacon Community Center Gas/Oil for heat |
| \$2000  | A7140.422097 | Beacon Community Center Electric         |

\$3,765      A7140.422061      Beacon Community Center Area Lights

These transfers are to pay the Central Hudson expenses for the property at 23 West Center Street.

**Motion** by Council Member Pasti; seconded by Council Member Landisi. Roll call – all voted in favor.

2. Amend the general budget for the Mayor Purchase of Channel 22 Equipment by transferring the unexpended balance of \$3,160 to the Council Videographer – Channel 22 Equipment. This transfer is necessary to cover the videographer's fees for putting the taped council meetings on Channel 22.

**Motion** by Council Member Fredericks, seconded by Council Member Casale. Roll call – all voted in favor.

3. Amend the Sewer Fund Budget for the Refuse Removal expense (Code: G8130.446600) by transferring \$9,000 to the Chemical expense (Code: G8130.410900). This transfer will cover the cost of chemicals needed to run the Sewage Treatment Plant.

**Motion** by Council Member Landisi, seconded by Council Member Pasti. Roll call – all voted in favor.

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**Second Opportunity for Public Comments:** Each speaker may have one opportunity to speak for up to four minutes on any subject matter on which the Council can take action.

**Clark Gebman, 2 Wilson Street.** It has been 1,085 days since former City Attorney Pisanelli signed a receipt of Mr. Gebman's letter requesting a meeting with city officials regarding what he alleges to be illegal stormwater encroachment on the Wilson Street property. That letter indicated that damages and injury to himself, as contract vendee, were \$1000 per day. Additionally, he described problems with trees and retaining walls from adjacent properties which are impacting his own various properties. He provided the city attorney with 48 hours to meet with him to prepare a plan to resolve his grievances before he appeared before a federal judge.

**Kathy Deutermann, 27 South Brett Street.** She expressed confusion about the Construction Manager contract. Her impression at last week's workshop was that a public hearing needed to be set, so how could the vote have taken place tonight? Also, last week's workshop involved discussion of budget amendments but with no indication of dollar amounts; these amendments were not included on the agenda tonight. Residents would have question \$7,000+ in utility payments for 23 West Center Street as the city's responsibilities should not have commenced until the prior tenant was gone.

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#### **Executive Session**

Mayor Gold indicated that the Council would enter executive session briefly to discuss negotiations.

**Motion** by Council Member Landisi to enter executive session; seconded by Council Member Pasti. All voted in favor.

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**Mayor's Roundtable:** May 24, 2010

**Next Workshop:** June 1, 2010

**Next Council Meeting:** June 7, 2010

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#### **Adjournment**

Not included in video footage.

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Respectfully submitted,  
Brian D. Kelly  
Interim Executive Assistant to Mayor Steve K. Gold