



## City of Beacon, New York

Office of the Mayor  
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### M E M O R A N D U M

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**TO:** Beacon City Council, Community

**FROM:** Mayor Lee Kyriacou

**DATE:** 27 November 2023 (minor revisions 6 December); Appendix 26 January 2024

**SUBJECT:** Fishkill Avenue Corridor Ad Hoc Committee

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As Mayor, I am creating an ad hoc committee to develop conceptual ideas for the northeast section of the City of Beacon, around and including Fishkill Avenue (State Route 52), which I am calling the Fishkill Avenue Concepts Committee.

#### Substantive Details

- **Objective:** Working with the City Planner, to develop concepts, drawings, and proposals for the Fishkill Avenue corridor, including a rail trail next to State Route 52, a Matteawan Road connector, and linkage to Beacon Lofts, Fishkill Creek, and Greenway trail.
- **Scope:** This is not just about Fishkill Ave. / State Route 52, but rather for the Northeast section of Beacon along that route, including –
  - State Route 52 from Blackburn to City line;
  - Future rail trail, from East Main Street crossing to the City line;
  - Potential access road from Route 52 to Matteawan Road;
  - The private road (Mill Street) to the Beacon Lofts on Mason Drive;
  - The Greenway trail from East Main crossing bridge to the City line; and
  - The Bridge Street bridge.
- **Considerations:** While not a comprehensive list, here are some items to consider.
  - **Fishkill Ave. / State Route 52:** What future streetscape are we looking for along this road, recognizing that it is a main thoroughfare into and out of Beacon?
  - **Design Standards:** What are appropriate building design standards, e.g. proximity of buildings to the street, sidewalks, other aspects of look and feel?
  - **Commercial & Residential Components:** Do we want mixed use commercial / residential, including affordable housing (noting that encouraging affordable housing is likely to be considered citywide)? Are there considerations for commercial or residential space, e.g., where parking goes, can there be drive-thru?

- **Access to Matteawan Road:** What is an appropriate access route from State Route 52 to Matteawan Road (connecting to the high school, middle school, and Camp Beacon, as well as existing senior and affordable developments)? That includes thinking about bikes, pedestrians, and transit along an access road. If any additional surplus state land becomes available, what might be appropriate uses, e.g., light industrial or affordable housing?
- **Rail Trail / Bicycle / Pedestrian / Transit:** How should proposed a rail trail adjacent to State Route 52 be incorporated into concepts? What are appropriate bike routes, and how would they connect to commercial and residential areas? What about transit along Route 52?
- **Neighboring Residences:** What considerations are there for residential properties adjacent to State Route 52?
- **Pocket Park / Viewsheds:** Could a pocket park be developed alongside the rail trail and where? What spots along Route 52 might be appropriate as viewsheds?
- **Private Road (Mill St):** How should currently private Mill Street be incorporated into concepts? Should it become a public street?
- **Fishkill Creek / Bridge St Bridge / Greenway:** How should access to Fishkill Creek, including Bridge Street Bridge and Greenway trail, be incorporated into concepts?

### Process Details

- **Members:** 9-11 members; interested people may apply on the City website, preferably before Dec 15; committee will include residential neighbors, businesses, and the rest of community; Council members may make recommendations to the Mayor.
- **Chair:** J.C. Calderon, architect and former Planning Board member; possibly a co-chair.
- **Timeframe:** January start; 6-9 month target; make the case if more time needed.
- **Frequency:** Recommend meeting every two weeks, though up to committee.
- **Resources:** The City Planner and/or other professional planning resources will advise and support, and may recommend additional specific expertise as needed.
- **Council Workshop:** The Mayor will invite the Committee to a City Council workshop (in person and/or online), for a briefing on the origin of this effort and early discussion.
- **Data Collection:** The City Planner will provide maps, property dimensions, zoning, etc. You should walk the involved areas, possibly multiple times.
- **Community Input:** Committee meetings should be public. The Committee should have appropriate public input, which might consist of in-person session once the Committee has some defined potential concepts, and a City Council hearing or some other appropriate input later on. The City website can be used for posting meeting time/location and materials. The City will assist with timing and logistics.
- **Starting Point:** Initial materials (City Planner can assemble) include: 2017 Comprehensive Plan (on City website), zoning/other maps with street and property dimensions, a concept map for an access road from Route 52 to Matteawan Road, any rail trail materials, and the Fishkill Creek Greenway & Heritage Trail Master Plan.

## A P P E N D I X

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**DATE:** 26 January 2024

**SUBJECT:** Fishkill Avenue Corridor Ad Hoc Committee – Appointments

On November 27, 2023, I issued the above memorandum to formally create the Fishkill Avenue Corridor Ad Hoc Committee. Since that time, my office has received applications from over forty highly-qualified individuals who offered to lend their time and expertise to this important task. While I was not able to appoint everyone who applied, I offer my sincere gratitude for the outpouring of excitement and volunteerism.

As Mayor, I conducted a thorough review of all applications, and am appointing the following individuals to the Fishkill Avenue (State Route 52) Concepts Committee:

- **J.C. Calderon:** J.C. is an architect who lives on Washington Avenue and has been in Beacon a dozen years. J.C. has served on Beacon’s Planning Board, and has graciously agreed to serve as committee chair.
- **Yvonne Caruthers:** Yvonne is retired and a cycling enthusiast, who lives on Glenford Avenue and is a relatively recent arrival to Beacon.
- **Stephen Clair:** Stephen runs the Beacon Music Factory on Route 52 at Delavan, who lives on East Main and has been in Beacon 20 years.
- **Garrett Duquesne:** Garrett is a planner and community development commissioner for the Town of Greenburgh in Westchester. Garrett lives on Wolcott Avenue and worked on the committee to adjust City of Beacon ward boundaries after the 2010 census.
- **Nick Guertin:** Nick is an architect involved in community-based property development, who lives on North Avenue and is a relative newcomer to Beacon.
- **Jay Healey:** Jay and the Healey family are long-time owners of auto dealerships on Route 52 and active contributors to the Beacon community.
- **Atticus Lanigan:** Atticus is an urban planner for the City of Peekskill, who lives on Cross Street and is a relatively recent arrival to Beacon.
- **Brent Spodek:** Brent is rabbi with the Beacon Hebrew Alliance of Fishkill Avenue, who lives on Alice Street. Brent has been in Beacon for 15 years and has served on city committees.
- **Brent Stapleton:** Brent is an English teacher who lives on Mead Avenue just off Route 52, and is a relatively recent arrival to Beacon.
- **Olga Tirado:** Olga runs a PR and marketing firm for local municipalities, who lives on Mason Circle just off Route 52, and is a relative newcomer to Beacon.
- **Jan Worthy:** Jan is retired, lives on Delavan Avenue off Route 52, and has been in Beacon over 30 years.