

## **Fishkill Avenue Concept Committee Meeting Minutes**

Wednesday, December 4, 2024  
5:00 -6:30 PM

1 Municipal Plaza, Beacon City Hall (City Courts)

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- 1. Select Meeting Minute Notetaker**
  - Atticus
- 2. Approval of November 6, 2024 Minutes**
  - Committee approved minutes from 11/6/24.
- 3. Review of Preliminary Draft Memo of Zoning Summary by Zoning Subgroup (5 minutes)**
  - Discuss response to Nov. 25, 2024 City Council Workshop re: Zoning recommendations
  - Meeting mainly focused on recommendations for the Zoning memo as noted below.
- 4. Mapping Exercises (20 Minutes)**
  - Identify opportunities for open space and public plazas – postponed until Jan 8 meeting
  - Identify key opportunity sites for development– postponed until Jan 8 meeting
- 5. Work Session (60 Minutes)**
  - Zoning Subcommittee and Complete Streets Subcommittee breakoff to workshop and refine goals and strategies– postponed until Jan 8 meeting
  - Each subcommittee to craft specific recommendations for proposed connection road to Matteawan Road– postponed until Jan 8 meeting
- 6. Next Steps**

### **Notes:**

Steve Jacobs introduced himself and the Committee did so in turn.

Natalie presents memo on Zoning changes, describing existing districts. Not clear whether a whole new district will be designated or will there be changes to each district. She went through and described the current tasks re: zoning.

Another task designated for the meeting would be to mark up a map for open space and public space along the corridor.

Are these the same: wholesale/warehouse storage - average space needed -

Conversation about excluding or making it Special Permit Use.

Exclude - self storage business - Beacon Lofts development is the existing - one worker, low employment - only an accessory on the existing site

Discussing "Drive-through facilities, standalone or used in connection with any other use" should be prohibited. Because it is not especially prohibited, it is permitted. Other uses that are car oriented were also discussed.

Discussion as to whether the corridor should be less car centric.

Discussion as to what happens on the groundfloor of a residential building. What is the best way to incentivize development but also not create a wall of residential uses.

Discussion on dimensional and design changes

Some high priority items to be brought to CC:

- More safe pedestrian crossing at Groveville,
- Family Dollar building owner should be receiving violation notices, getting them into the court system.

Will the committee be able to attend

PB Meeting next Tuesday to discuss at 7pm - the PB will be giving us recommendations.

Next meeting is on January 8th.

Can we see how general massing sketch would look based on new front yard regulations? consensus on parking being behind the building?

FCD - what are the environmental concerns?

Historic overlay?

Height concerns in certain areas?

Commuter looked at Clark's recommended FA zone