

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Judy Novotny, Michael Novotny, Janet Ganzer

ADDRESS: PO Box 43 (362 River Road South), Chelsea, NY
12512

TELEPHONE: 845-242-1834

E-MAIL: judy_novotny@yahoo.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 3 Miller Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 44 LOT 931671

Section of Zoning Code appealed from or Interpretation desired:

223-13.M Yards; Building Projections and 223-55.C (2) Powers and duties of Board of Appeals; Area Variances:

Owners are seeking a 4-foot side yard variance for an existing in-ground pool. Relief from Section 223-17(c) for an existing in-ground pool with a 6.1 ft. side yard setback (10 ft. required)

Reason supporting request:

Owners are seeking a variance for an existing in-ground pool that was installed in 1977. The pool is approximately 6-feet from the side P/L (10-foot currently required). The proposed variance would produce no undesirable change to the neighborhood or detriment*

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Date: April 24, 2017

Michael Novotny / Judy Novotny / Janet Ganzer
Owner's Signature

Fee Schedule

AREA VARIANCE \$ 250
USE VARIANCE \$ 500
INTERPRETATION: \$ 250

SAME
Applicant's Signature

****escrow fees may apply if required by Chairman****

*to nearby properties; increasing the side yard by Owner by other means is not feasible; the proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood; and, it's unclear to current Owners whether or not the side yard was conforming at the time of construction in 1977, and if not why the contractor did not provide a 10-foot side yard.

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Judy Novotny, Michael Novotny, Janet Ganzer

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:
3 Miller Street

Applicant Address: PO Box 43 (362 River Road South), Chelsea, NY 12512

Project Address: 3 Miller Street

Project Tax Grid # 130200-5954-44-931671-0000

Type of Application Area Variance

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Judy Novotny, Michael Novotny, Janet Ganzer, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon X
- 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon
- 3. ALL tax payments due to the City of Beacon are current X
- 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon
- 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon
- 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current X

Judy Novotny/Janet Ganzer
 Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	✓		JM
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		✓	JG
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		✓	JG

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Existing swimming pool variance			
Project Location (describe, and attach a location map): 3 Miller Street			
Brief Description of Proposed Action: Owners seeking 4-foot side yard variance for existing in-ground swimming pool that was installed in 1977.			
Name of Applicant or Sponsor: Judy Novotny, Michael Novotny, Janet Ganzer		Telephone: 845-242-1834	
		E-Mail:	
Address: PO Box 43			
City/PO: Chelsea		State: NY	Zip Code: 12512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO
			YES
3.a. Total acreage of the site of the proposed action?		0.11 acres	
b. Total acreage to be physically disturbed?		N/A acres (existing pool is 12' x 24')	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		same acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Judy Novotny, Michael Novotny, Janet Ganzer</u> Date: <u>April 24, 2017</u>		
Signature: <u>[Handwritten Signatures]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)