

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
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The Zoning Board of Appeals will meet on **Tuesday, July 18, 2017** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York at 7:00 p.m.

Regular Meeting

1. Application submitted by Rina Shuman, corner lot at Madison Avenue and Prospect Street, Tax Grid No. 30-6054-46-208527-00, R1-10 Zoning District, seeking relief from Section 223-17(C) to construct a new single family house with a 12.2 ft. side yard setback (*15 ft. required*) and 37.2 ft. total side yard setbacks (*40 ft. required*)
2. Application submitted by 605 N. Macquesten Pkwy, LLC (*as a single member for 475 Main Street Beacon, LLC*), Tax Grid No. 30-6054-37-076730-00, CB Zoning District, for relief from Section 223-17(D) to create 7 apartments in the building at 475 Main Street (*3 permitted*)
3. Application submitted by John Hagedorn & Patricia Kreger, 41 Cliff Street, Tax Grid No. 30-5954-34-745871-00, R1-5 Zoning District, seeking relief from Section 223-26(C)(1) to create parking in the required front yard
4. Application submitted by Beacon Todd, LLC, 18 West Main Street, Tax Grid No. 30-5954-26-647966-00, Linkage (L) Zoning District, for relief from Section 223-41.21 to create a 6,600 s.f. retail space (*5,000 s.f. maximum permitted*)
5. Application submitted by Stephen Spacarelli, Knevels Avenue, Tax Grid No. 30-5954-16-950472-00, R1-40 Zoning District, for relief from Section 223-17(C) to construct two new single family houses (after receiving Subdivision Approval) with one house having a 27.9 ft. front yard setback and one house having a 28.1 ft. front yard setback (*50 ft. required*)
6. Application submitted by Highview Development, LLC, 226 Main Street, Tax Grid No. 30-5954-27-860918-00, CMS Zoning District, to construct a new building which requires relief from Section 223-41.18(D)(5) for a 10 ft. rear yard setback (*25 ft. required*) and Section 223-41.18(F)(2)(a) to provide no off-street parking spaces (*8 off-street spaces required*)
7. Application submitted by DMS Consolidators, Ltd., 30 Beekman Street, Tax Grid No. 30-5954-26-660924-00, Linkage (L) Zoning District, for relief from Section 223-41.21(D)(5) to allow a zero (0) ft. building setback for the elevator shaft only which extends above the third story (*15 ft. building setback required*)