

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, September 19, 2017** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting will begin immediately thereafter, but not later than 7:30 PM.

1. Application submitted by Josef Walden, 18 Miller Street, Tax Grid No. 30-5954-44-891677-00, R1-5 Zoning District, for a Use Variance seeking relief from 223-14(E)(1) to construct a garage on a vacant residential lot (*application withdrawn by applicant*)
2. Continue review of 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 24.7 ft. total side yard setbacks (*40 ft. required*)
3. Continue review of 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*)
4. Application submitted by Juana Rivera, 13 South Cedar Street, Tax Grid No. 30-5954-36-903845-00, R1-5 Zoning District, for relief from Section 223-17(C) to extend an existing covered side porch to 8' x 8' with a 6 ft. side yard setback (*12.5 ft. required*)
5. Application submitted by The Scenic Hudson Land Trust, 788 Wolcott Avenue, Tax Grid No. 30-6054-14-259407-00, R1-80 Zoning District, for relief from Section 223-17(C) to expand the existing parking area with a 24.5 ft. front yard setback (*50 ft. required*)
6. Application submitted by James and Daphne Black, 10 Wodenethe Drive N., Tax Grid No. 30-5954-51-793547-00, R1-40 Zoning District, for relief from Section 223-17(C) for a two-story addition with a 29.3 ft. rear yard setback (*50 ft. required*) and 16.1 ft. side yard setback (*25 ft. required*)
7. Application submitted by Beacon Lofts & Storage, 39 Front Street (Mason Circle), Tax Grid No. 30-6055-04-590165-00, LI Zoning District, for relief from Section 223-17(C) to construct a new building with a height of 66 ft. (*35 ft. maximum permitted*)
8. Application submitted by 475 Main Street Beacon, LLC, Tax Grid No. 30-6054-37-076730-00, CB Zoning District, for relief from Section 223-26(F) for a building addition to expand existing office use with existing Main Street retail with zero parking spaces (*14 required*)