

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Sara Leonardo Taylor

TELEPHONE: 845554 4700

APPLICANT (if not owner): _____

TELEPHONE: _____

REPRESENTED BY: _____

TELEPHONE: _____

PROPERTY LOCATION: _____

TAX MAP DESIGNATION: SECTION 6054

ADDRESS: 34 Spring Valley St I
Beacon NY 12508

E-MAIL: MrsFlowers4State@gmail.com

ADDRESS: _____

E-MAIL: _____

ADDRESS: _____

E-MAIL: _____

ZONING DISTRICT: R1-5

BLOCK 38 LOT 174676

Section of Zoning Code appealed from or Interpretation desired: Relief from

Section 223-17(c) for a use variance for a use variance to allow a florist
shop on the ground level of the building

Reason supporting request:

See attached Narrative

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

Survey, Financials, picture and narrative

Date: September 26 2017

Sara L Taylor
Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	<u>\$ 500</u>
INTERPRETATION:	\$ 250

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Sara Leonardo Taylor, Jamie Taylor, Joseph Leonardo

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:

34 Spring Valley St Beacon NY 12508

Applicant Address: same as above

Project Address: same as above

Project Tax Grid # 6054-38-174676

Type of Application ZBA

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, Sara Leonardo Taylor, 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
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
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

True

False

True

False

False

True

Sara Leonardo Taylor
Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO

xe

YES

-

Initial

o

-

g

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: Mrs. Flowers - Commercial space for Florist							
Project Location (describe, and attach a location map): 34 Spring Valley St, Beacon NY 12508							
Brief Description of Proposed Action: Re-instate commercial status to the ground floor that was once a bar open to the public. would now like to open and run a Florist business from this space.							
Name of Applicant or Sponsor: Sara Leonardo Taylor		Telephone: 845 554 4700 E-Mail: MrsFlowersUSA@gmail.com					
Address: 34 Spring Valley St							
City/PO: Beacon		State: NY	Zip Code: 12508				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td></td> <td style="text-align: center; vertical-align: middle;">✓</td> </tr> </table>	NO	YES		✓
NO	YES						
	✓						
3.a. Total acreage of the site of the proposed action?		5,500 acres SQ Feet					
b. Total acreage to be physically disturbed?		_____ acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5,500 acres SQ Feet					
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Other (specify): Church land</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	✓		
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		✓	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			✓
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	✓		

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
	✓	
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
	✓	
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
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Sara Leonardo Taylor</u> Date: <u>September 26 2017</u> Signature: <u>[Signature]</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.

- ☐ 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.
- ☐ 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)

RE: 34 Spring Valley Street, Beacon, NY 12508

Beacon Board,

I want to thank you for taking the time to read this letter and review my application. I want to give you some background information.

My family has lived in Beacon for over eighty years. After living in England for twelve years with my British husband and more recently our son, we decided to move back to the USA. It only seemed natural that we would move to Beacon to be close to my family.

The re-vamp of Beacon has been a pleasure to watch over the past few years. I am excited to now be a part of it! When we viewed the Valley Inn a few years ago I fell in love immediately. At the time, we were not yet ready to move. I kept an eye and was selfishly very happy when it hadn't sold! I contacted Mr. Lockwood, the previous owner, in February of this year and asked him if he would still be interested in selling.

Not only will this be where myself and my family lives and enjoys the Beacon community but also where I can hopefully run a small florist business. I am applying for and asking the board to re-instate the commercial status of the ground floor (which was lost after many years of abandonment and used as a Pub before that) and so that I may conduct a florist business from there. I was the owner of a successful florist in Bournemouth, England for nearly six years. We sold the business before moving to the USA.

The building is spectacularly built but only a shell. We have moved onto the property and are making several updates, cleaning, painting and lots of hard labor! The history of the bar which I have been told was installed by the first mayor of Beacon and used during prohibition adds priceless charm. I fell in love with the building and as such I do not want to change or take away from its original charm. But this also comes at a cost and every update we complete is thought through thoroughly, for example, new windows to be installed with internal wide wood trim in keeping with the buildings original architect. The current leading quote for this is \$52,000.

Having the florist business on the ground floor means we are making use of a space that has been abandoned for several years and where we have the potential to make our home a financially sustainable one. It means we will be able to live there as well as begin to recoup back some of the significant amount of money we have poured into the renewal of Spring Valley to its former glory. And to give you an idea on the costs I have enclosed a breakdown as well as some evidence.

Although we are asking for a commercial space in a residential area, we believe in the importance of being able to sustain the premises to a high standard. We also hope the utilize the previously abandoned space, with the support from our community The business will also be at our home (we will be on site) and treated as a home so we do not foresee that it will interrupt or disturb the neighbors.

Thank you for your time and consideration in this matter.

Sincerely and Best Wishes,

Sara Leonardo Taylor

RE: 34 Spring Valley Street, Beacon, NY 12508

Financials on Spring Valley Street for your consideration.

Purchasing Property Costs:

\$225,000 mortgage

\$84,374.83 out of pocket

Break Down:

\$75,000 paid deposit

\$3,577.99 for a year of insurance

(higher than usual due to the brick build and therefore re-build cost)

\$4932.84 Title Abstract Search

\$225,000 mortgage taken out

*\$864 in fees and appraisal requested by bank for mortgage

Necessary Works to be Carried Out \$73,500

\$6500 black top parking lot

\$52,000 to replace the windows

Updating units: \$15,000 (\$5000 each minimum)

Each Apartment Break down

\$1200 appliances

\$250 paint

\$1200 sanding and finishing hardwood floors

\$1200 new bath, toilet and sinks

\$150 miscellaneous

We will end up spending around \$100,000 on top of purchase price and closing costs.

Rental Income Information:

Unit One we will occupy

Unit 2 and Unit 3 we should achieve \$950 and \$850 for rent respectively per the banks appraisal (Enclosed Copy).

Potential rental income of \$1800 per month or \$21,600 per year once works are complete.

We are hoping to rent January 1st - will have 5+ months of empty units

Our mortgage, tax and insurance payment is \$2,282.54 per month or \$27,390.45. We need to have the ground floor as a business space to be able to make back some of the capital (\$175,000) that we will have loving put in to restore this beautiful building and maintain it the way it should be.

Evidence Enclosed:

Bank Assessment from M and T

Mortgage Statement

(Receipts can also be provided if necessary)