

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508

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REVISED 10/6/2017

The Zoning Board of Appeals will meet on **Tuesday, October 17, 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. 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*)
2. 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*)
3. Application submitted by Sara Taylor, 34 Spring Valley Street, Tax Grid No. 30-6054-38-174676-00, R1-5 Zoning District, for relief from Section 223-17(C) for a Use Variance to allow a florist shop on the ground level of the building
4. Application submitted by Willy Kingler Bercy, 13 East Street, Tax Grid No. 30-6054-39-255696-00, R1-5 Zoning District, for relief from Section 223-17(C) to allow construction of a rear addition with 4.8 ft. side yard setback (*10 ft. required*)
5. Continue review of application submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place, Tax Grid No.'s 30-5954-25-581985, 574979, & 566983-00; and 30-5955-19-590022-00, RD-1.7 Zoning District, seeking relief from Section 223-17(C) to construct a new residential development as follows:
 - 1) Allow buildings to have 5 stories (*4.5 maximum permitted*)
 - 2) Allow buildings to exceed 36 units per building
 - 3) Allow less than 30 ft. between buildings