

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: BEACON TODD LLC

ADDRESS: 4 CROSS ST
BEACON, NY 12508

TELEPHONE: 646.284.3118

E-MAIL: JDONOVAN@HUDSONTODD.COM

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: DPBA Architects, PLLC

ADDRESS: 46 VERPLANCK AVE
BEACON, NY 12508

TELEPHONE: 732.371.6471

E-MAIL: SHASAN@DPBARHITECTURE.COM
DBURKE@DPBARHITECTURE.COM

PROPERTY LOCATION: 18 WEST MAIN STREET
BEACON, NY 12508

ZONING DISTRICT: LINKAGE, L-ZONE

TAX MAP DESIGNATION: SECTION 5954

BLOCK 26 LOT 647966

Section of Zoning Code appealed from or Interpretation desired:

RELIEF FROM SECTION 223-15. E.1.C. "NO SIGN SHALL PROJECT ABOVE THE EAVES OF THE BUILDING ON WHICH IT IS AFFIXED OR, IF NO EAVES REST THEREON, THE ROOF, NOR SHALL ANY SIGN EXTEND MORE THAN SIX INCHES T ANY REQUIRED YARD."

Reason supporting request:

THE BUILDING IS LOCATED LOWER THAN STREET LEVEL, AND VISIBILITY OF SIGNS LOCATED BELOW THE ROOF EAVES, AS PER 223-15.E.1.C., WILL BE OBSCURED BY STREET PARKING. THIS REQUEST SEEKS TO LOCATE TENANT RETAIL SIGNAGE ABOVE THE ROOF EAVE.

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

SITE PLAN, ELEVATION, PHOTOGRAPHS OF STREET VIEWS

Date: 19 DECEMBER 2017



Owner's Signature

Fee Schedule

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

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JOSEPH DONOVAN 646-284-3118

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:

SEE ATTACHED LIST OF OWNED PROPERTIES IN BEACON, NY 12508

Applicant Address: 4 CROSS STREET, BEACON, NY 12508

Project Address: 18 W. MAIN STREET, BEACON, NY 12508

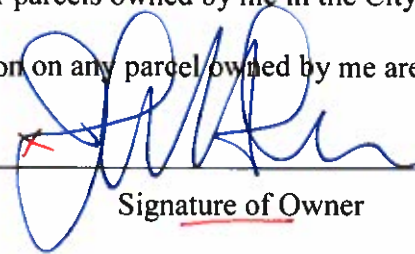
Project Tax Grid # 647966

Type of Application 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, JOE DONOVAN, 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 NO
3. ALL tax payments due to the City of Beacon are current YES
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current YES


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.)

NO ✓

YES

Initial

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

✓

JD

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

Oct 2011 ✓
4 cross

✓

JD

FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://cityofbeacon.org/>****ENTITY DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity Beacon Todd LLC	Address of Entity 4 Cross St, Beacon, NY 12508
Place where such business entity was created NYS	Official Registrar's or Clerk's office where the documents and papers creating entity were filed NYS Dept of State
Date such business entity or partnership was created 28-Nov-2014	Telephone Contact Information 646-284-3118 jDonovan@HudsonTodd.com

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

[illegible]

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon Todd LLC			purchase 27-Jul-2015	Dutchess Co.

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?



YES



NO

Name	Employer	Position
Joseph H Donovan	self	investor/manager/builder
Janet T. StGoar	"	" " "

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
<u>Beahat LLC</u>	<u>60 Cronomet Heights Dr, Hawthburgh 12550</u>

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Joseph H. Donovan being first duly sworn, according to law, deposes and says that I am (Title) managing mbr, an active and qualified member of the Beacon Todd LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) X Joseph H. Donovan

(Signature) 