

City of Beacon
Zoning Board of Appeals

RESOLUTION

WHEREAS, an application was made to the City of Beacon Zoning Board of Appeals by **River Ridge Views, LLC** (the “Applicant”) to allow a minimum distance between proposed Building Group 2 and proposed Building Group 3 to be 18.9 feet where the minimum distance between buildings on the same lot is 70 feet (51.1 foot variance) pursuant to the City of Beacon Code § 223-17.C/223 Attachment 1:2, in connection with the proposed construction of a new residential development on property located and known as 12 Ferry Street (“Parcel L”), in the RD-7.5 Zoning District. Said premises being known and designated on the City of Beacon Tax Map as Parcel ID# 5954-34-637879-00, 5954-34-649885-00 and 5954-34-630770-00; and

WHEREAS, the Zoning Board held a duly advertised public hearing on January 17, 2018, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Zoning Board closed the public hearing on January 17, 2018 and considered each of the factors set forth in Section 223.55(C)(2)(b)[1]-[5] of the City of Beacon Code; and

WHEREAS, on January 17, 2018, the Zoning Board adopted Resolution 2018-5 which granted the area variance application to allow a minimum distance between proposed Building Group 2 and proposed Building Group 3 to be 18.9 feet where the minimum distance between building on the same lot is 70 feet (51.1 foot variance) pursuant to the City of Beacon Code § 223-17.C/223 Attachment 1:2; and

WHEREAS, said variance was granted subject to the following conditions:

1. No permit or Certificate of Occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City of Beacon in connection with the review of this application
2. The Applicant has six months to commence construction and one year to complete from the date of obtaining the last land use approval; and

WHEREAS, the Applicant expects an anticipated duration of construction between 18 and 24 months.

NOW THEREFORE, BE IT RESOLVED, that Condition No. 2 of approved resolution 2018-5, which provides that the Applicant has six months to commence

construction and one year to complete from the date of obtaining the last land use approval, is hereby deleted in its entirety and replaced with the following language:

2. The Applicant has six months to commence construction following the date of issuance of a building permit and 24 months after the date of issuance of said building permit to complete construction. The Applicant has six months to obtain a building permit from the date of the Planning Board's Site Plan and Subdivision approval.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

BE IT FURTHER RESOLVED, except as specifically modified by the amendment contained herein, Resolution 2018-5 is otherwise to remain in full force and effect.

BE IT FURTHER RESOLVED, that the Zoning Board Secretary is hereby directed to attach a copy of this resolution to Resolution 2018-5, dated January 17, 2018.

Resolution Approved: February 21, 2018

Dated: February 28, 2018


John Dunne, Chairman

Mr. Dunne called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
		Jordan Haug	X				
	X	Robert Lanier	X				
		Judy Smith	X				
X		David Jensen	X				
Motion Carried			5	0			