

CITY OF BEACON
One Municipal Plaza - Courtroom
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Wednesday, February 22, 2017** in the Municipal Center Courtroom. the meeting starts at 7:00 p.m. at 12:00 AM.

1. Revised application submitted by David Buckley, 73 West Willow Street, Tax Grid No. 30-5955-76-9601179-00, R1-7.5 Zoning District, seeking relief from Section 223-17(E) to construct a 480 sq. ft. accessory building (one-story detached garage) (*416 sq. ft. maximum permitted*)
2. Application submitted by Lauren & Nicole Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-777607-00, R1-10 Zoning District, seeking relief from Section 223-17(C) to demolish existing 343 sq. ft. detached garage and build new 352 sq. ft. detached garage with 2.8 ft. side yard setback (*15 ft. required*) and 3 ft. rear yard setback (*15 ft. required*)
3. Application submitted by Michael & Sally Schein, 16 North Street, Tax Grid No. 30-6054-29-112767-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to finish the existing unfinished interior attic into a bedroom which in effect creates a third story (*2.5 stories maximum permitted*)
4. Application submitted by Landstar Properties, LLC (James Castagna), 192 Main Street, Tax Grid No. 60-5954-27-817951-00, CB Zoning District, seeking relief from Section 223-15(E)(3) for a new 17.5 sq. ft. sign (*10 sq. ft. maximum permitted*)
5. Application submitted by Seven & One Development, LLC, 16 Church Street, Tax Grid No. 30-5954-28-885953-00, R1-5 Zoning District, for relief from Section 223-17(C) for a two lot subdivision of property that will create a non-conforming rear yard setback. Applicant is seeking relief from Section 223-17(C) for a 26.5 ft. rear yard setback (*30 ft. required*)
6. Consider request for rehearing submitted by Hudson Todd, LLC (Joe Donovan), 36 North Cedar Street

City of Beacon Planning Board
2/22/2017

Title:

73 West Willow Street

Subject:

Revised application submitted by David Buckley, 73 West Willow Street, Tax Grid No. 30-5955-76-9601179-00, R1-7.5 Zoning District, seeking relief from Section 223-17(E) to construct a 480 sq. ft. accessory building (one-story detached garage) *(416 sq. ft. maximum permitted)*

Background:

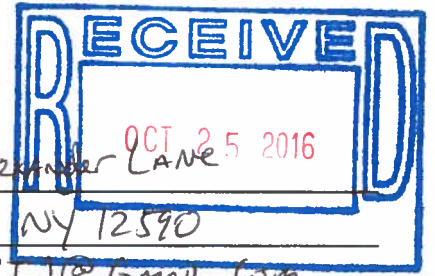
ATTACHMENTS:

Description	Type
73 West Willow Application	Application
73 West Willow Survey	Map

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL



OWNER: DAVID & Deanne Buckley

ADDRESS: 310 Alexander Lane
Wappingers Falls, NY 12590

TELEPHONE: 845-901-1399

E-MAIL: DBXRT1@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 73 W. Willow Street

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5955

BLOCK 76 LOT 960179

Section of Zoning Code appealed from or Interpretation desired:

SS 223-14 E3(D) R1-7.5 regulates that the maximum square footage
of my proposed garage is 416 sq. ft.

REVISED: 16 x 30 detached
garage
(480 sq. ft.)
416 sq. ft. permitted

Reason supporting request:

Would like to build a garage/workshop that is 480 sq. ft.

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

Survey + description

Date: 10/25/2016

David Buckley Deanne Buckley
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

Affidavit of Property Owner

RECEIVED
CCT 25 2016
BY: _____

Property Owner: DAVID & Deanne Buckley

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:

Applicant Address: 310 Alexander Lane Wappingers Falls NY 12590

Project Address: 73 W. Willow Street, Beacon, NY 12508

Project Tax Grid # 5955-76-960179

Type of Application PERMIT TO BUILD (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, DAVID Buckley + Deanne Buckley 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 ☒

David Buckley Deanne Buckley
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	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	JM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">DETACHED GARAGE</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive; font-size: 1.2em;">73 W. Willow Street</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Building a single car detached garage w/Dimensions of 16' x 30'</div>							
Name of Applicant or Sponsor: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">DAVID BUCKLEY</div>		Telephone: 845-901-1399					
Address: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">310 Alexander Lane, Wappingers Falls, NY 12590</div>		E-Mail: DBXRT1@gmail.com					
City/PO: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">WAPPINGERS FALLS</div>		State: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">12590</div>				
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%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center; font-size: 1.5em;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
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%;"><tr><td style="width: 50%;">NO</td><td style="width: 50%;">YES</td></tr><tr><td style="text-align: center; font-size: 1.5em;">X</td><td></td></tr></table>	NO	YES	X	
NO	YES						
X							
3.a. Total acreage of the site of the proposed action? <div style="float: right; text-align: right;">.19 acres</div>							
b. Total acreage to be physically disturbed? <div style="float: right; text-align: right;">480 SQFT acres</div>							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; text-align: right;">.19 acres</div>							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap; padding: 0;"><div style="width: 25%;"><input type="checkbox"/> Urban</div><div style="width: 25%;"><input type="checkbox"/> Rural (non-agriculture)</div><div style="width: 25%;"><input type="checkbox"/> Industrial</div><div style="width: 25%;"><input type="checkbox"/> Commercial</div><div style="width: 25%;"><input checked="" type="checkbox"/> Residential (suburban)</div><div style="width: 25%;"><input type="checkbox"/> Forest</div><div style="width: 25%;"><input type="checkbox"/> Agriculture</div><div style="width: 25%;"><input type="checkbox"/> Aquatic</div><div style="width: 25%;"><input type="checkbox"/> Other (specify): _____</div><div style="width: 25%;"><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 checked="" 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 checked="" 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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>David Buckley</u> Date: <u>10/25/2016</u> Signature: <u>[Signature]</u>		

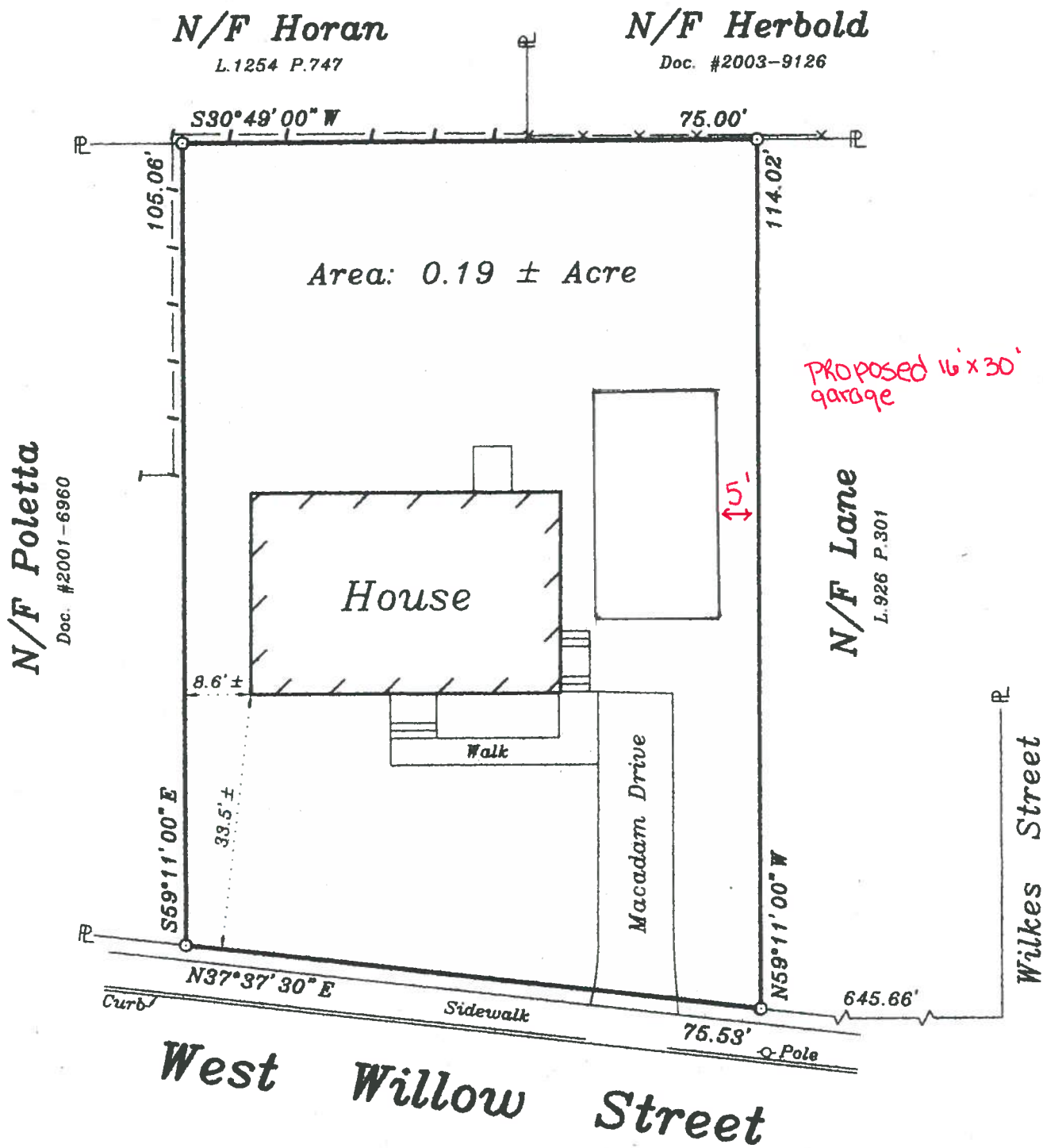
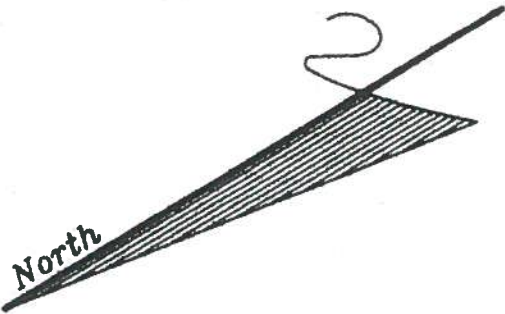
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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)



x—x—x Denotes Chain Link Fence
|—|—| Denotes Stockade Fence

Survey Map

Prepared For

David & Deanne Buckley

City of Beacon
Scale: 1"=20'

Dutchess County, N.Y.
July 22, 2015

Unauthorized alterations or additions to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209(2) of the New York State Education Law. Only copies from the original of this map, marked with an original of this Land Surveyor's embossed seal, shall be considered valid, true copies. Certification indicated hereon signifies that this map was prepared as the result of an actual field survey performed by me or under my direct supervision, on or before the date of this map, and in my opinion and belief to be true and correct. Certification shall only run to the person(s) for whom this map was prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certification is not transferable to additional institutions nor subsequent owners. Underground improvements or encroachments, if any, are not shown. Use of this map for either an update or survey inspection, shall void this map.

Robert D. Kalaka, L.S.
P.O. Box 250
Wappingers Falls, N.Y. 12590
(845) 297-5229

Certification List:

David Buckley
Deanne Buckley
Chicago Title Insurance Company
Real Property Abstract & Title Services, LLC
Title # RPATS-1934

License No. 049914

City of Beacon Planning Board
2/22/2017

Title:

290 East Main Street

Subject:

Application submitted by Lauren & Nicole Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-777607-00, R1-10 Zoning District, seeking relief from Section 223-17(C) to demolish existing 343 sq. ft. detached garage and build new 352 sq. ft. detached garage with 2.8 ft. side yard setback (*15 ft. required*) and 3 ft. rear yard setback (*15 ft. required*)

Background:

ATTACHMENTS:

Description	Type
290 East Main Application	Application
290 East Main Survey	Map

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Lauren / Nicole Peragine

ADDRESS: 161 Bergen Circle State Hill / 290 E. Main St Beacon NY

TELEPHONE: 845-697-5089

E-MAIL: LBP59@aol.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: RI-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 48 LOT 444607

Section of Zoning Code appealed from or Interpretation desired:

Section 223.17(c) to demolish existing 343 sf. detached garage & build new 352 sf. detached garage with 2.8 ft side yard setback (15 ft. req'd) and 3 ft. rear yard setback (15 ft. req'd)

Reason supporting request:

existing accessory building has excessive damage making repair of much costlier than building new. will rebuild in same footprint

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

Survey

Date: 12-19-16

Lauren Peragine
Owner's Signature

Lauren Peragine
Applicant's Signature

Fee Schedule

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Lauren/Nicole Peragine

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:

Applicant Address: 290 East Main Street

Project Address: _____

Project Tax Grid # 6054-48-444607

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, Lauren Peragine, 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 N/A
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 N/A
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 _____

Lauren Peragine

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

✓

YES

✓

Initial

LM

KM

KM

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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.			NO <input checked="" type="checkbox"/>
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:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
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? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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 checked="" 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: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	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: Lauren Peragine Date: _____

Signature: Lauren Peragine

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?"

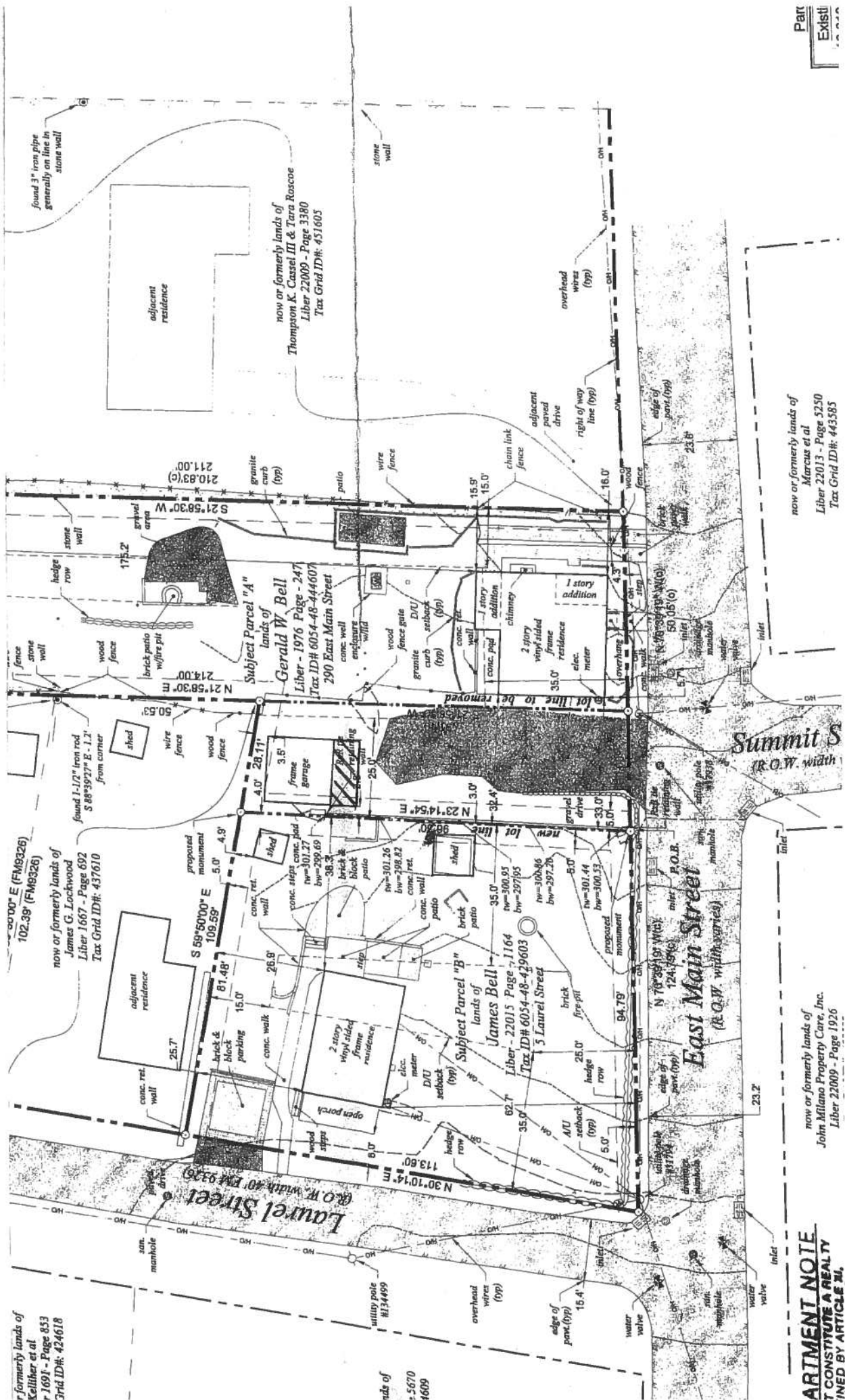
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	/	
2. Will the proposed action result in a change in the use or intensity of use of land?	/	
3. Will the proposed action impair 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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)



now or formerly lands of
Marcus et al
Liber 22013 - Page 5250
Tax Grid ID#: 443585

now or formerly lands of
John Milano Property Care, Inc.
Liber 22009 - Page 1926

ARTIMENT NOTE
T CONSTITUTE A REALTY
INED BY ARTICLE M.

formerly lands of
Kelliker et al
r 1691 - Page 853
3rd ID#: 424618

nds of
5670
4609

now or formerly lands of
James G. Lockwood
Liber 1667 - Page 692
Tax Grid ID#: 437610

now or formerly lands of
Thompson K. Cassel III & Tara Roscoe
Liber 22009 - Page 3380
Tax Grid ID#: 451605

Subject Parcel "A"
lands of
Gerald W. Bell
Liber - 1976 Page - 247
Tax ID# 6054-48-444607
290 East Main Street

Subject Parcel "B"
lands of
James Bell
Liber - 22015 Page 71164
Tax ID# 6054-48-429603
5 Laurel Street

East Main Street
(R.O.W. width varies)

Summit S
(R.O.W. width)

Laurel Street
(R.O.W. width 40' PM 9336)

City of Beacon Planning Board
2/22/2017

Title:

16 North Street

Subject:

Application submitted by Michael & Sally Schein, 16 North Street, Tax Grid No. 30-6054-29-112767-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to finish the existing unfinished interior attic into a bedroom which in effect creates a third story (*2.5 stories maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
16 North Street Application	Application
16 North Street Survey	Map

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL



OWNER: Michael & Sally Schein

TELEPHONE: 917 721 9441

ADDRESS: 16 North St.
Beacon, NY 12508

E-MAIL: Sallystreets@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 16 North St.

ZONING DISTRICT: R -1.5

TAX MAP DESIGNATION: SECTION 60541

BLOCK 29 LOT 112.767

Section of Zoning Code appealed from or Interpretation desired: Section 223.17(c)

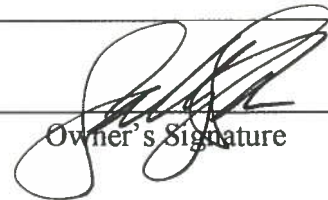
We would like to convert the interior, existing attic space to a bedroom, in effect creating a 3rd story.

Reason supporting request: No changes will be made to the exterior of the home.

2 1/2 stories maximum permitted

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

Date: 12/15/16


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

RECEIVED
DEC 19 2016

Property Owner: Michael & Sally Schein

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:

16 North St.

Applicant Address: 16 North St.

Project Address: 16 North St.

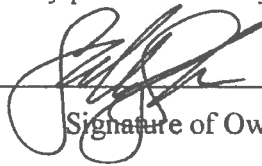
Project Tax Grid # 6054-29-112767

Type of Application Request for Area 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, Sally Schein, 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 88 Yes
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon 88 No
3. ALL tax payments due to the City of Beacon are current 88 Yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon 88 No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon 88 No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current 88 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.)
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	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JS</u>

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: Convert attic space to bedroom			
Project Location (describe, and attach a location map): 16 North St.			
Brief Description of Proposed Action: Convert existing attic space into a master bedroom.			
Name of Applicant or Sponsor: Sally Schein		Telephone: 917 721 9441	
		E-Mail: sallystreets@gmail.com	
Address: 16 North 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?			NO YES
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: Building permit from the Building Department			X
3.a. Total acreage of the site of the proposed action?		.08 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.08 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
			X
			X
			X
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	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
			X
			X
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? 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: _____	NO	YES	
			X
			X
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 checked="" 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	
			X
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	
			X

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Sally Schein</u> Date: <u>12/15/16</u> Signature: 		

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)

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7005 sub-section 2 of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red lined seal are genuine true and correct copies of the survey map without a printed seal. A copy of the embossed or red lined seal should be obtained to be an unauthorised copy.
4. Certification on this boundary survey map shall be that the survey was conducted in accordance with the current edition of the Code of Practice for Land Surveying adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is provided to ensure the survey is in accordance with the standards of the profession and to the governing agencies and to the landholding institution listed on the boundary survey map.
5. The certificate herein are not transferable.
6. The location of underground improvements or encroachments are not shown herein and often must be ascertained by the landowner or other interested parties. If improvements or encroachments are shown, they are not shown to the satisfaction of the surveyor and are shown for information only and are not shown to the satisfaction of the surveyor.
7. Subject to the findings of a current title search.
8. Subject to easements, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Boundary and Easement survey map are referenced to NAD 83-11V East using NAD83 RTH GPS.
11. Contour interval is one foot. Elevation shown herein are referenced to NAD 83 using NAD83 RTH GPS.

DEED REFERENCE

LIBER 20015 PAGE 3530
TO SALLY & MICHAEL SCHEIN
DATE 2016 2016

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-0004-20-112707-0000

CERTIFICATIONS

Sally Schein & Michael Schein

DATE OF SURVEY

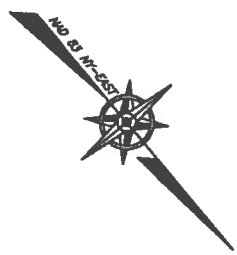
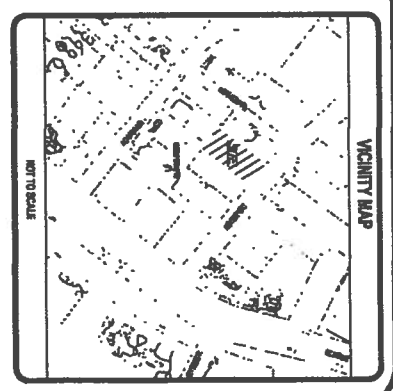
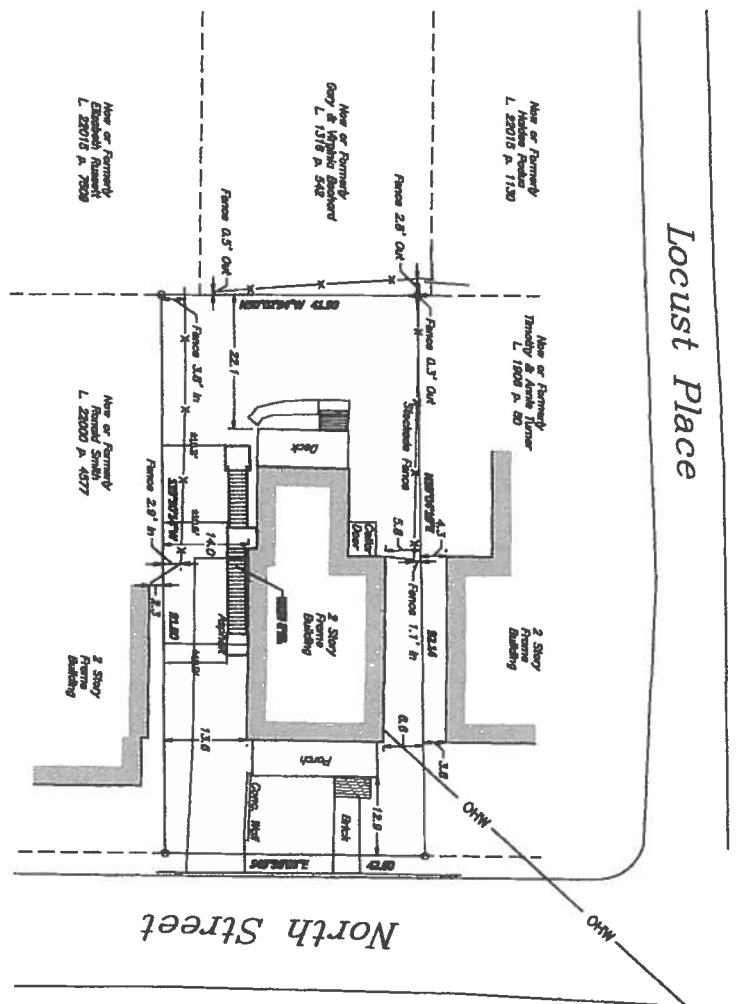
Field Completion: 6/8/2016

AREA

3005 Square Feet
0.069 Acres

TEC | **Land Surveying**
115C TORONDA AVE.
Beacon, NY 12508
Ph: 845.445.6590
Fx: 845.445.6591

THOMAS E. CERCHIARA, P.L.S.
P.L.S. No. 50732



PROPOSED EGRESS STAIRWAY TO ATTIC
(THIRD FLOOR) ADDED TO SURVEY
NOVEMBER 4, 2016, BY STEPHEN BURNS,
P.E. (BURNS ENGINEERING SERVICES, P.C.)

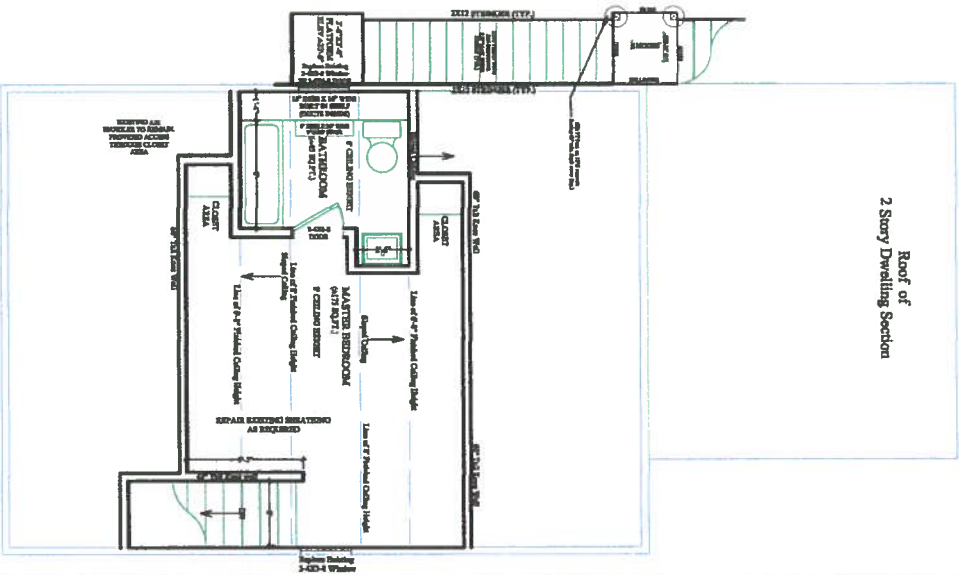
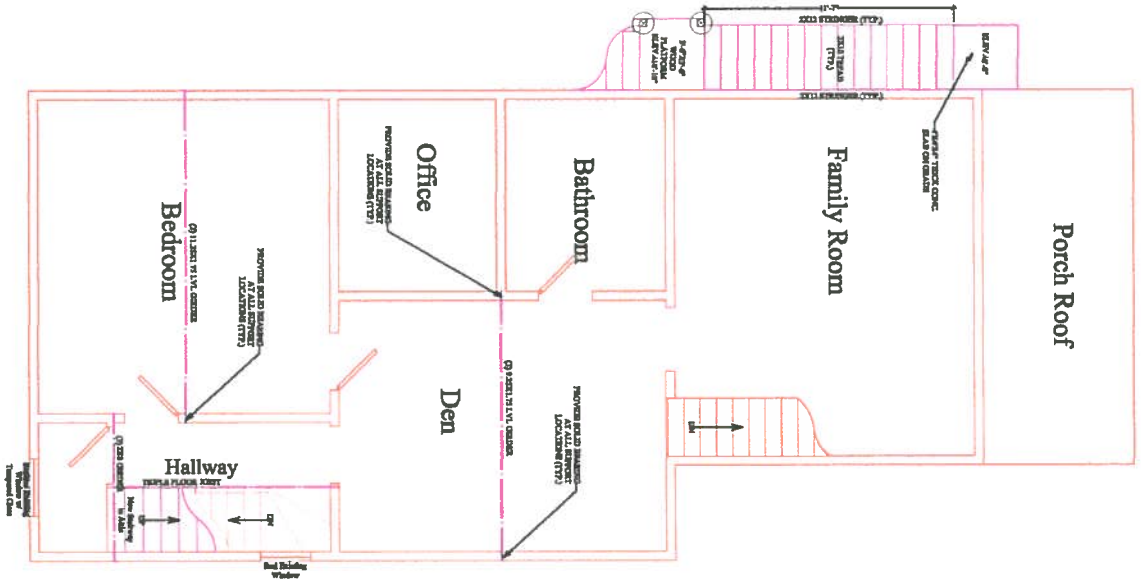
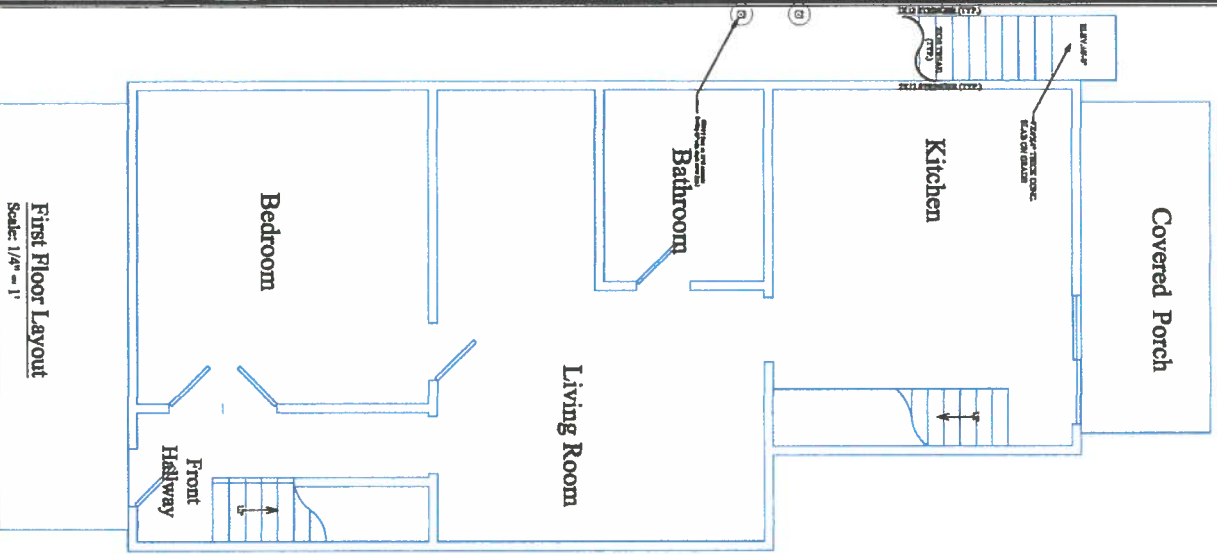
16 NORTH STREET
SURVEY OF
16 NORTH STREET
PREPARED FOR SALLY & MICHAEL SCHEIN
CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

Sheet No.	112707
Address	16 NORTH STREET
Date	6/10/2016
Scale	1" = 20'
Project No.	16-077
Project Name	16 NORTH STREET
Sheet	1 OF 1

Codes

1. All materials, systems, and methods of construction shall conform with current editions of The New York State Codes and applicable Town and County Laws, Ordinances, Rules, and Regulations.
2. Electrical Services is existing.
3. All Plumbing, Heating and Electrical work shall be in conformance with all state and local codes.

Note:
All Measurements To Be Field Verified.



RESIDENTIAL BUILDING CODE NOTES

- 604.3 Automatic sprinkler system. A first story above grade may be created in an existing attic without requiring the installation of a sprinkler system throughout the entire dwelling, provided all of the following conditions are met:
1. The building was legally occupied before January 1, 1994.
 2. The finished space and its means of egress to the exterior are equipped with a limited area sprinkler system installed in accordance with NFPA 13D.
 3. The finished space is provided with:
- 3.1. A second exit meeting the requirements of Section R311.5, or
 - 3.2. An emergency escape and rescue opening meeting the requirements of Section R310, located directly above a roof or other structural support and not less than 20 square feet in area, with a minimum clear width of 20 inches and a minimum clear height of 7 feet, 6 inches, and the opening is equipped with means to comply with Section R313 and maintained by an approved supporting system in accordance with NFPA 72.
- R311.5 Egress.
- R311.5.1 Width. Egress shall not be less than 36 inches (914 mm) in clear width at all points above the permitted finished floor and below the required finished floor. Egress shall not project more than 4.5 inches (114 mm) on either side of the doorway and the minimum clear width of the doorway at and below the finished floor, including thresholds and landings, shall not be less than 31.5 inches (787 mm) where a threshold is installed on one side and 27 inches (686 mm) where thresholds are provided on both sides.
- “ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE CODES AND SECTIONS, THIS LIST ONLY REPRESENTS SPECIFIC SECTIONS SPECIAL TO THIS DESIGN AND IS NOT MEANT TO EXCLUDE ANY OTHER APPLICABLE SECTIONS, CODES, LAWS, ETC.”

Roof of 2 Story Dwelling Section

The plans and specifications herein are intended for the subject project ONLY as a result of Contractual Negotiations between the builder, the client noted and Burns Engineering Services, P.C. These plans and specifications will be the subject of a copyright petition and may not be revised or reused by anyone without the written authority of Burns Engineering Services, P.C.

Attic Layout Plans

For
16 North Street
City of Beacon, Dutchess County, New York
Tax ID #8054-29-112767



Sheet Title

Proposed/Existing
Floorplans

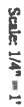
JUNE 1, 2016
NOVEMBER 4, 2016

Sheet

1

2





Scale: 1/4" = 1'

Scale: 1/4" = 1'

City of Beacon Planning Board
2/22/2017

Title:

192 Main Street

Subject:

Application submitted by Landstar Properties, LLC (James Castagna), 192 Main Street, Tax Grid No. 60-5954-27-817951-00, CB Zoning District, seeking relief from Section 223-15(E)(3) for a new 17.5 sq. ft. sign (*10 sq. ft. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
192 Main Street Application	Application
192 Main Street - Proposed Sign	Exhibit

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: James Castagna
Landstar Properties LLC
TELEPHONE: 914-629-6629

ADDRESS: PO Box 321
SPARKILL NY 10976
E-MAIL: LANDSTARPROPERTIESLLC@
yahoo.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 192 Main ST

central Bus. Dist.
ZONING DISTRICT: Historic District

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 817951

Section of Zoning Code appealed from or Interpretation desired:

Section 223.15(E)(3) for a new 17.5 s.f. sign (10 s.f. maximum permitted)

Reason supporting request:

10 sf permitted; approx 17.5 sf this request.

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

Picture, sign design, means of attachment.

Date: 12-10-16

James T. Castagna
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 RESTRICTIONS

Affidavit of Property Owner

RECEIVED
APR 14 2016
BY: [Signature]

Property Owner: JAMES CASTAGNA / LANDSTAR PROPERTIES LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

JAMES & DARIA CASTAGNA

List all properties in the City of Beacon that you hold a 5% interest in:

192 MAIN ST.

Applicant Address: PO BOX 321, SPARKILL NY 10976

Project Address: 192 MAIN ST.

Project Tax Grid # _____

Type of Application SIGN

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, JAMES CASTAGNA, 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 ☒

[Signature]

Signature of Owner

MANAGING MEMBER

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

YES

Initial

☒

☐

Jm

☐

☒

[Initial]

☐

☒

[Initial]

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: <div style="text-align: center; font-size: 1.2em;">BUILDING-SIDE SIGN</div>							
Project Location (describe, and attach a location map): <div style="text-align: center; font-size: 1.2em;">192 MAIN ST., Corner Willow St.</div>							
Brief Description of Proposed Action: <div style="text-align: center; font-size: 1.2em;">INSTALL PERIOD CORRECT, ATTRACTIVE SIGN OFFSETTING LARGE BLANK WALL SUPPORT/PROMOTE LOCAL BUSINESS</div>							
Name of Applicant or Sponsor: <div style="text-align: center; font-size: 1.2em;">JAMES CASTAGNA / LANDSTAR PROPERTIES LLC</div>		Telephone: 914 629-6629 E-Mail:					
Address: <div style="text-align: center; font-size: 1.2em;">PO Box 321 SPARKILL NY</div>							
City/PO: <div style="text-align: center; font-size: 1.2em;">SPARKILL</div>		State: <div style="text-align: center; font-size: 1.2em;">NY</div>	Zip Code: <div style="text-align: center; font-size: 1.2em;">10976</div>				
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> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">✓</td> <td style="padding: 2px;"></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> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">✓</td> <td style="padding: 2px;"></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action? <u>N/A</u> acres b. Total acreage to be physically disturbed? <u>N/A</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>N/A</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland </div> <div style="width: 35%; text-align: right;"> <u>MAIN ST APTS.</u> </div> </div>							

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 JAMES CASTAGNA Applicant/sponsor name: <u>LANDSTAR PROPERTIES LLC</u> Date: <u>12/10/16</u> Signature: <u><i>James T. Castagna</i></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)?		

192 main ST

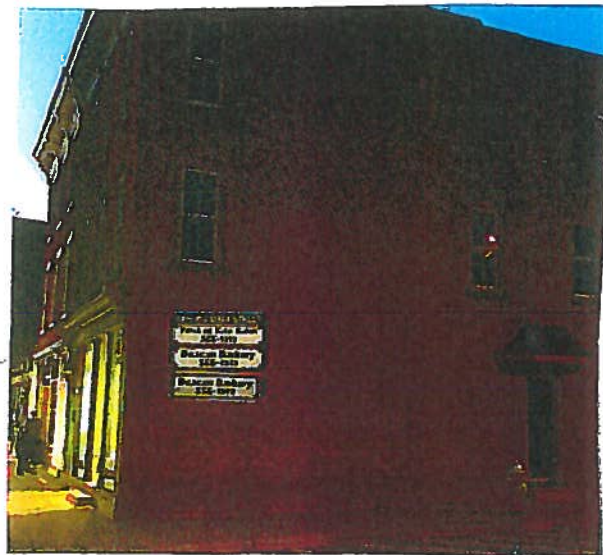
— Approx. 3.5' tall x 5' wide



3.5"

5'

main ST



willow ST.

Notes:

- 1- APPROX 2' off corner
APPROX 7.5' off sidewalk
- 2- Color / format remains but
names AND telephone numbers
will change
- 3- APPROX SIZE 3.5' TALL x 5.0' wide
- 4- PLS identify FONT if town has preference.

City of Beacon Planning Board
2/22/2017

Title:

16 Church Street

Subject:

Application submitted by Seven & One Development, LLC, 16 Church Street, Tax Grid No. 30-5954-28-885953-00, R1-5 Zoning District, for relief from Section 223-17(C) for a two lot subdivision of property that will create a non-conforming rear yard setback. Applicant is seeking relief from Section 223-17(C) for a 26.5 ft. rear yard setback (30 ft. required)

Background:

ATTACHMENTS:

Description	Type
16 Church Street Application	Application
16 Church Street Subdivision Plan	Map

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL



OWNER: Michael & Sally Schein

TELEPHONE: 917 721 9441

ADDRESS: 16 North St.
Beacon, NY 12508

E-MAIL: Sallystreets@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 16 North St.

ZONING DISTRICT: R -1.5

TAX MAP DESIGNATION: SECTION 60541

BLOCK 29 LOT 112.767

Section of Zoning Code appealed from or Interpretation desired: Section 223.17(c)

We would like to convert the interior, existing
space to a bedroom, in effect creating a 3rd story.

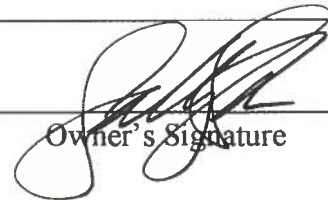
Reason supporting request:

No changes will be made to the exterior of the
home.

*2 1/2 stories
maximum
permitted*

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

Date: 12/15/16


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

RECEIVED
DEC 19 2016

Property Owner: Michael & Sally Schein

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:

16 North St.

Applicant Address: 16 North St.

Project Address: 16 North St.

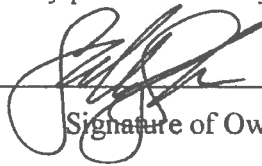
Project Tax Grid # 6054-29-112767

Type of Application Request for Area 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, Sally Schein, 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 88 Yes
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon 88 No
3. ALL tax payments due to the City of Beacon are current 88 Yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon 88 No
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon 88 No
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current 88 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.)
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	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JS</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JS</u>

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: <div style="font-size: 1.2em; font-family: cursive;">Convert attic space to bedroom</div>			
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">16 North St.</div>			
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Convert existing attic space into a master bedroom.</div>			
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Sally Schein</div>		Telephone: 917 721 9441	
		E-Mail: <div style="font-size: 1.2em; font-family: cursive;">sallystreets@gmail.com</div>	
Address: <div style="font-size: 1.2em; font-family: cursive;">16 North St</div>			
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Beacon</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12508</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: <div style="font-size: 1.2em; font-family: cursive;">Building permit from the Building Department</div>			X
3.a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; font-family: cursive;">.08</div> acres	
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">0</div> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; font-family: cursive;">.08</div> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	X		
		X	
	X		
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	
		X	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	X		
	X		
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? 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: _____	NO	YES	
	X		
	X		
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 checked="" 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	
	X		
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	
	X		

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Sally Schein</u> Date: <u>12/15/16</u> Signature: 		

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)

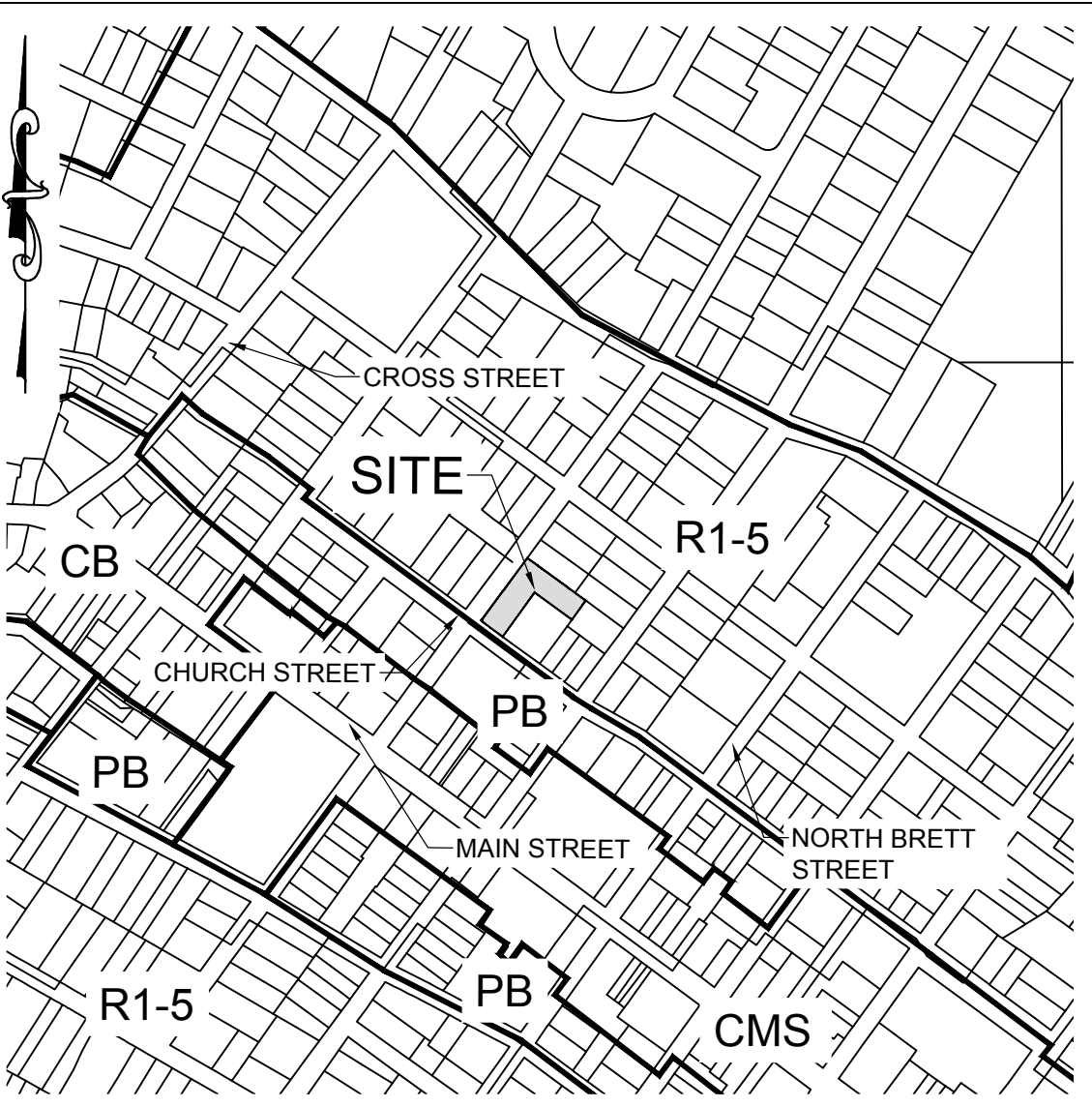


LOCATION MAP SCALE: 1" = 200'

Zone Classification: R1-5 (1 Family Residential District)
Use: Single Family Home
Tax Map Parcel No: 130200-5954-28-885953
Topographic Datum: NAVD 88
Total Acreage: 0.33 Ac.
Water Supply: City of Beacon
Sewage Disposal: City of Beacon

Bulk Regulations:	Required	Proposed	
		Lot 1	Lot 2
<u>Minimum Lot Size</u>			
Area (sf)	5,000	6,669	7,850
Lot Area per Dwelling Unit (sf)	5,000	6,669	7,850
Width (feet)	50	57	50
Depth (feet)	100	117	157
<u>Minimum Yard</u>			
Front	30	19.8 ^(a)	35
Side			
Minimum (feet)	10	2.1 ^(a)	10
Total of 2	20	12.9 ^(a)	20
Rear (feet)	30	26.50 ^(b)	30
Minimum Distance Between Building on the Same Lot	None	--	--
<u>Maximum Height</u>			
Main Building			
Stories	2 1/2	2	<2 1/2
Feet	35	<35	<35

^(a) Existing non-conforming
^(b) Area variance from the required rear yard set-back required



AREA MAP SCALE: 1" = 400'

16 CHURCH STREET

Tax Map No. 130200-5954-28-885953

City of Beacon

PREPARED FOR
Seven & One Development LLC
268 Main Street
Beacon, New York 12508

GENERAL SITE NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.
2. DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
3. CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
4. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE CONSIDERED PART OF THE WORK.
5. ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
6. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
7. ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
8. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
9. CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
10. CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
11. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.

Table of Contents

Sheet No.	Sheet Title
GI101	1 of 3 Cover Sheet
CS101	2 of 3 Subdivision Plan
CS501	3 of 3 Construction Details

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Mark A. Day, PE
Reasons:	
Project No.	2016:325
	License No. 069646

M.A. DAY Engineering, PC
Consulting Engineers
3 Van Wyck
Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT 16 Church Street Tax Map No. 130200-5954-28-885953 City of Beacon Dutchess County, New York		
DRAWING Cover Sheet		
SCALE As Noted	DESIGNED BY DJL	GI101 1 of 3
DATE 01-26-17	CHECKED BY DJL	

Dutchess County Dept. of Health

Owner/Applicant

Seven & One Development LLC.
268 Main Street
Beacon, New York 12508

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

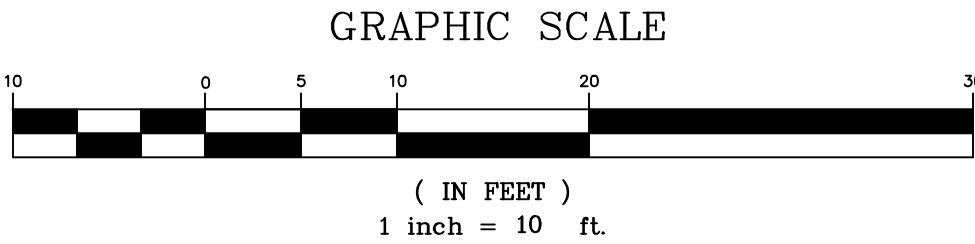
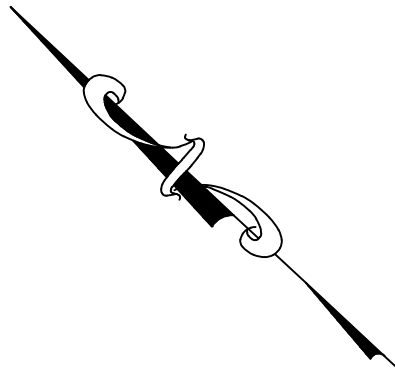
Seven & One Development LLC, Member DATE

City of Beacon Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK ON THE _____ DAY
OF _____, 2017 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,
MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.
CITY OF BEACON PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 2017 BY

James C. Sheers, CITY OF BEACON PLANNING BOARD CHAIR



City of Beacon Planning Board
2/22/2017

Title:

Miscellaneous Business

Subject:

Consider request for rehearing submitted by Hudson Todd, LLC (Joe Donovan), 36 North Cedar Street

Background:

ATTACHMENTS:

Description

Letter Requesting Rehearing

Type

Cover Memo/Letter

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

9-Dec-2016

Chairman John Dunne
Zoning Board of Appeals
City of Beacon
One Municipal Center, Suite 1
Beacon, NY 12508

Dear Chairman John Dunne:

This letter is to request a rehearing on the referenced application, pursuant to General City Law 81-a (12).

I regret that I was unable to attend the 15-Nov hearing and believe some important details regarding the application may not have been adequately communicated at that hearing to members of the public and members of the Board.

The application represents a proposal to convert the building from a vehicular maintenance garage to a semi-attached two-family dwelling. The proposal was submitted by Hudson Todd LLC in response to an open Request for Proposals issued by the City. The RFP requested a residential use, and the proposal was developed with this request in mind.

We believe the environmental and social concerns voiced by members of the public have been, or can easily be, satisfactorily addressed in the proposed renovation. We would appreciate the opportunity to better explain the project at a public hearing and answer any questions the Board may have. In addition, we would hope to contact our neighbors (especially those who expressed opposition at the 15-Nov hearing) during the days before a scheduled rehearing, to ensure we genuinely understand their concerns and have fully addressed those concerns.

We believe the proposed use, if clearly presented, will be understood by our Cedar Street neighbors and by the Zoning Board of appeals to be less non-conforming than the existing vehicular/equipment maintenance use.

With thanks,

Joseph Donovan