

*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 **Tuesday, May 16, 2017** in the Municipal Center Courtroom. the meeting starts at 7:00 p.m. at 7:00 PM.

1. Continue public hearing on application submitted by My Four Dghtr's Realty Corp., 123 Rombout Avenue, Tax Grid No. 30-5954-35-794799-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance to allow multi-family apartments (10 units) in a single family zoning district
2. Application submitted by Jose Santos, 9 DePuyster Avenue, Tax Grid No. 30-6054-40-383634-00, R1-10 Zoning District, seeking relief from Section 223-10(C)(1) to construct a two story addition on a pre-existing non-conforming use, and Section 223-17(C) to construct an entrance hall with a 17 ft. front yard setback (*35 ft. required*)
3. Application submitted by The Hose Company, LLC, 162 Main Street (Hudson Beach Glass), Tax Grid No. 30-5954-27-781973-00, CB Zoning District, seeking relief from Section 223.26(B)(2) to provide 4 off-street parking spaces (*28.5 spaces required*)
4. Application submitted by Judy Novotny (with Michael Novotny and Janet Ganzer), 3 Miller Street, Tax Grid No. 30-5954-44-931671-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for an in-ground pool with 6.1 ft. side yard setback (*10 ft. required*)
5. Application submitted by Halvey Funeral Home (Patrick Halvey c/o Crossix, LLC), 2 Beekman Street, Tax Grid No. 30-5954-33-610763-00, R1-10 Zoning District, to change an existing Use Variance from a restaurant into a Funeral Home

**City of Beacon Planning Board**  
**5/16/2017**

**Title:**

**123 Rombout Avenue**

**Subject:**

Continue public hearing on application submitted by My Four Dghtr's Realty Corp., 123 Rombout Avenue, Tax Grid No. 30-5954-35-794799-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance to allow multi-family apartments (10 units) in a single family zoning district

**Background:**

**ATTACHMENTS:**

Description	Type
123 Rombout - Cover Letter	Cover Memo/Letter
123 Rombout - Site Plan	Plans

**ARYEH SIEGEL**  
ARCHITECT

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Mr. John Dunne, Zoning Board Chairman  
City of Beacon  
One Municipal Plaza  
Beacon, NY 12508

**Re: 123 Rombout - My Four Dghtr's Realty Corp.**  
*Use Variance Application*

April 25, 2017

Dear Chairman Dunne and Members of the Zoning Board of Appeals,

On behalf of the Applicant, we respectfully submit this letter and enclosure to formally respond to comments raised at the Public Hearing on Tuesday, April 18<sup>th</sup>, regarding the Use Variance Application for 123 Rombout Avenue.

We offer the following responses:

1. Carmen Lapine, 26 West Center Street, commented about proposed access to the Premises, including whether access will be provided from West Center Street.

**Response:** The Premises has frontage on Rombout Avenue, and the proposed one-story building will be accessed via the existing driveway and parking area located off of Rombout Avenue, as shown on the proposed Site Plan. A copy of the updated Site Plan is enclosed, which includes minor changes to the parking areas reflecting the comments from neighbors during the Applicant's roundtable on April 13<sup>th</sup>.

2. Jeffrey Young, 145 Rombout Avenue, stated that he is in favor of the proposed application, but he expressed concerns about maintenance issues with the adjacent building located at 139 Rombout Avenue, which is not owned by the Applicant. He also expressed concern about a roof-mounted cell tower also located at 139 Rombout Avenue.

**Response:** While the maintenance and cell-tower issues addressed relate to an adjacent property that is not owned by the Applicant, the Applicant proposes to construct a residential apartment building, which the Applicant submits will contribute positively to the neighborhood by reducing vagrancy in the area.

3. Kate Hope, 130 Rombout Avenue, expressed concerns about current maintenance on the Premises.

# ARYEH SIEGEL

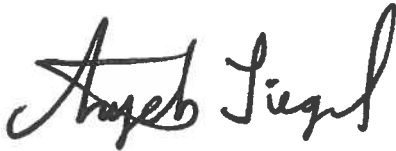
## ARCHITECT

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**Response:** The Applicant spoke with Ms. Hope following the Zoning Board of Appeals meeting and explained the features of the proposed one-story apartment building. The Applicant explained that the building will be maintained as a residential building, in accordance with an approved site plan. The Applicant further explained that a residential use would bring positive activity back to the building and property, involving market-rate tenants that are vigilant to help control vagrancy in the area. Additionally, the Applicant spoke with Ms. Hope about site plan review details, including parking at the Premises, which would be further reviewed by the Planning Board should the requested use variance relief be granted by this Board.

Thank you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel  
*Aryeh Siegel, Architect*





L1: Pole Mounted

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R21-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



L2: Wall Mounted Lighting

Not to Scale

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 3/4" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning District Area	Allowable FAR	Allowable Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
R1-5 (Single Family)	30'	10'	30'	120'	17'-6" 20'-2"	54'-0"	100	400	NA	NA	35'	25' *	5,000 sf	NA	NA
* Existing Condition															



Location Map

Not to Scale

Zoning Summary

Zoning District:	R1-5 (Single Family Residential)
Tax Map No.:	5954-35-794799
Lot Area:	1.3 Acres
Building Footprint:	12,730 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Office / Warehouse
Proposed Use:	R-2 Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Multi Family Residential		
Present - 1 space per apartment plus 1/4 space per bedroom	(10) apartments (10 bedrooms)	13 parking spaces
Total Required Parking Spaces		13 Parking Spaces
Total Proposed Parking Spaces		18 Parking Spaces

Notes:

- A Use Variance will be requested from the Zoning Board of Appeals to allow R-2 multi-family residential use in an R1-5 single family residential zone

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions
Sheet 2 of 3	Building Plans & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/25/17	REVISED PARKING	AJS

Site Plan Application  
Sheet 1 of 3 - Site Plan

123 Rombout Avenue

Beacon, New York  
Scale: 1" = 20'  
March 28, 2017

Owner:  
**My Four Daughter's Realty Corp.**

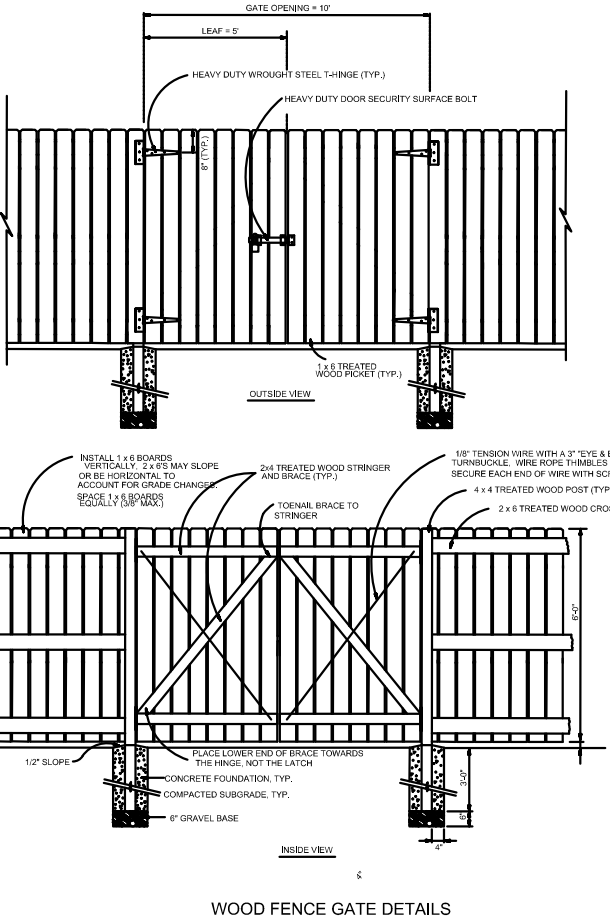
5-44 74th Ave.  
Long Island City, New York 11101

Architect:  
**Aryeh Siegel, Architect**

84 Mason Circle  
Beacon, New York 12508

Surveyor:  
**TEC Surveying**

15C Tioronda Avenue  
Beacon, New York 12508



Trash Enclosure

Not to Scale

Site Plan

Scale: 1" = 20'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/25/17	REVISED PARKING	AJS

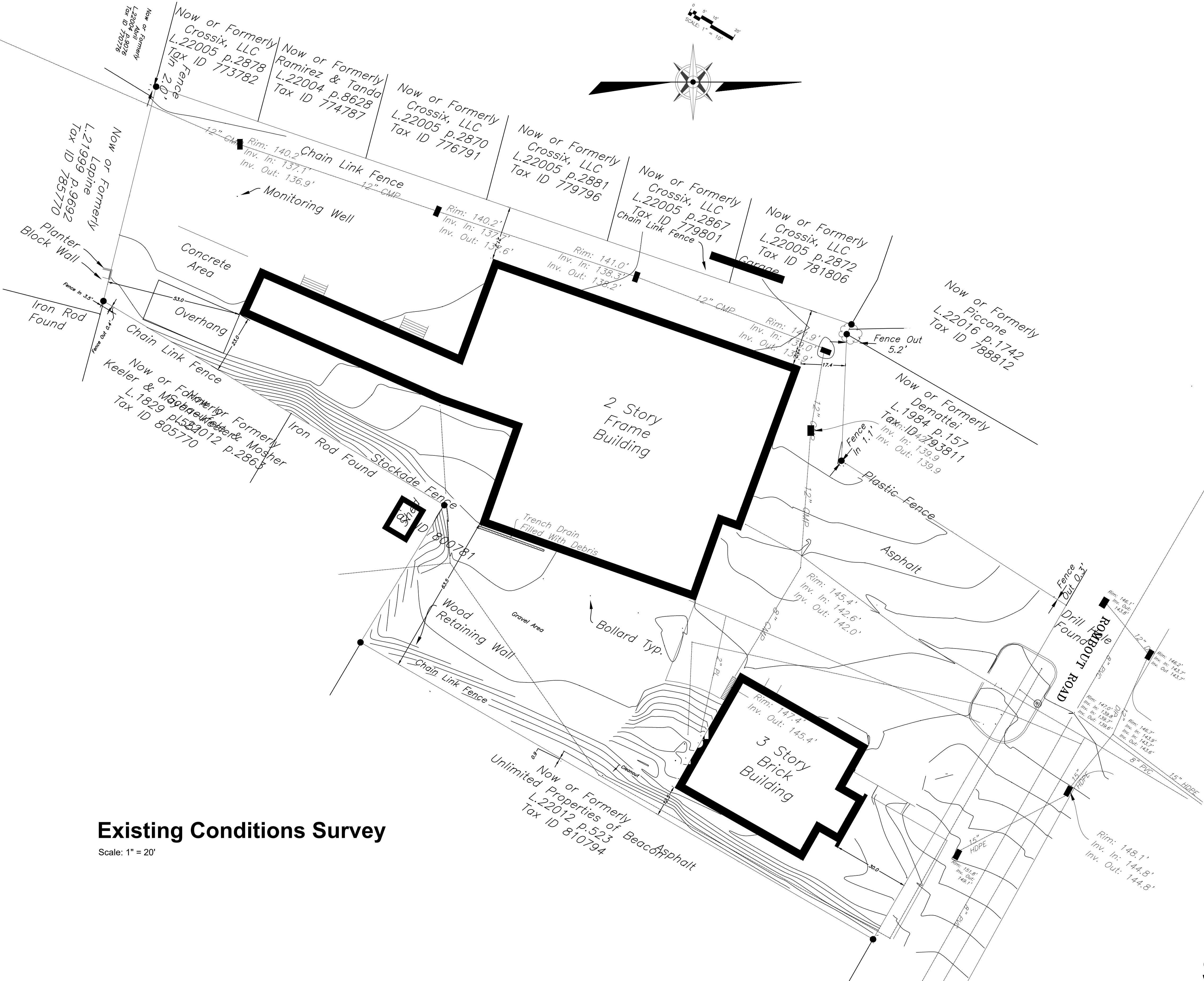
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



### Existing Conditions Survey

Scale: 1" = 20'

## Site Plan Application

Sheet 2 of 3 - Existing Conditions Survey

Owner:  
**My Four Daughter's Realty Corp.**  
5-44 74th Ave.  
Long Island City, New York 11101

Architect:  
**Aryeh Siegel, Architect**  
84 Mason Circle  
Beacon, New York 12508

Surveyor:  
**TEC Surveying**  
15C Tioronda Avenue  
Beacon, New York 12508

**123 Rombout Avenue**  
Beacon, New York  
Scale: 1" = 20'  
March 28, 2017





REVISIONS:			
NO.	DATE	DESCRIPTION	BY

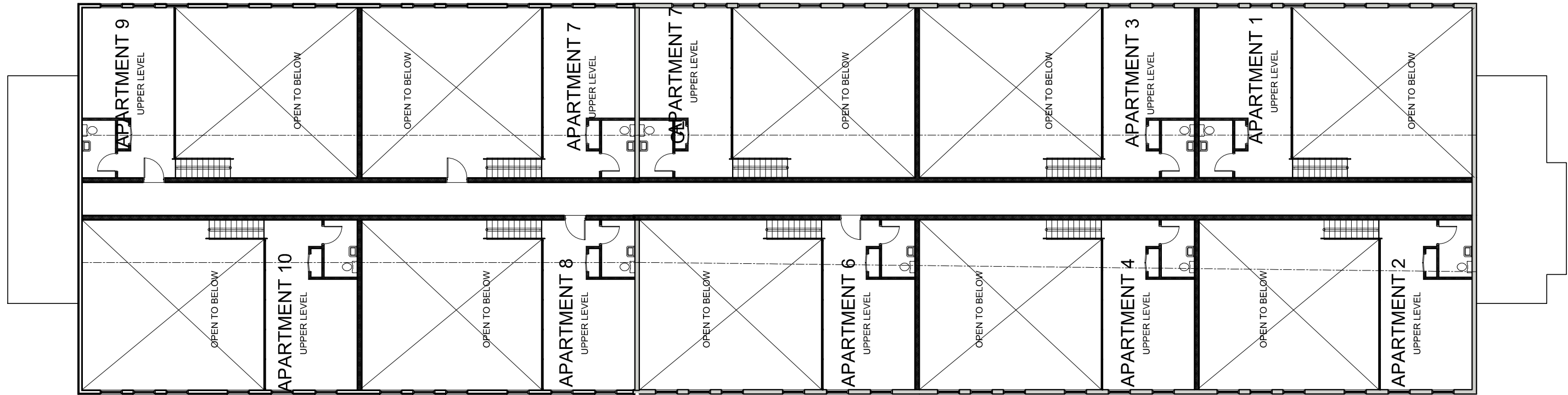
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY

\_\_\_\_\_ CHAIRMAN

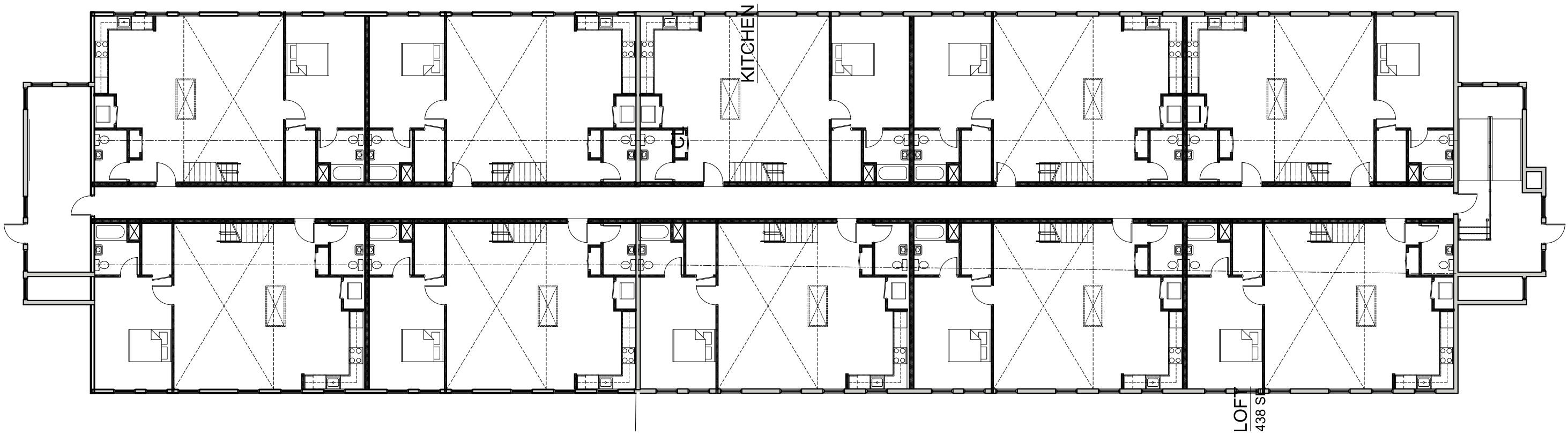
\_\_\_\_\_ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



Loft Level Plan

Scale: 1/16" = 1'-0"



1st Floor Plan

Scale: 1/16" = 1'-0"

# Site Plan Application

Sheet 3 of 3 - Building Plans and Elevations

Owner:  
**My Four Daughter's Realty Corp.**  
5-44 74th Ave.  
Long Island City, New York 11101

Architect:  
**Aryeh Siegel, Architect**  
84 Mason Circle  
Beacon, New York 12508

Surveyor:  
**TEC Surveying**  
15C Tioronda Avenue  
Beacon, New York 12508

**123 Rombout Avenue**  
Beacon, New York  
Scale: As Noted  
March 28, 2017



**City of Beacon Planning Board**  
**5/16/2017**

**Title:**

**9 DePuyster Avenue**

**Subject:**

Application submitted by Jose Santos, 9 DePuyster Avenue, Tax Grid No. 30-6054-40-383634-00, R1-10 Zoning District, seeking relief from Section 223-10(C)(1) to construct a two story addition on a pre-existing non-conforming use, and Section 223-17(C) to construct an entrance hall with a 17 ft. front yard setback (*35 ft. required*)

**Background:**

**ATTACHMENTS:**

Description	Type
9 DePuyster - Application	Application
9 DePuyster - Survey	Map



# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: Jose P Santos

ADDRESS: 9 DePuyster Ave

Beacon NY 12508

TELEPHONE: 845 522 0057

E-MAIL: JPSantos1515@gmail.com

APPLICANT (if not owner): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

REPRESENTED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: 9 DePuyster Avenue

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 40 LOT 383034

Section of Zoning Code appealed from or Interpretation desired:

Section 223-10(a)(1): To construct an addition to a pre-existing non-conforming two-family dwelling & Section 223-17(c) for an entrance hall with a 17 ft. front yard setback (35 ft. req'd)

Reason supporting request:

Proposed house addition

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

Survey

Date: \_\_\_\_\_

X    
Owner's Signature

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: Jose Santos

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:

N/A

Applicant Address: 9 De Puyster Avenue

Project Address: Same

Project Tax Grid # 6054-40-303634

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, Jose Santos, 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 Y
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon N
3. ALL tax payments due to the City of Beacon are current Y
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon N
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon N
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current Y

X  
  
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

Jm

JS

JS



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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project:							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <i>9 DePuy's for Ave</i>		Telephone: <i>845 522 0057</i>					
Address: <i>B</i>		E-Mail: <i>JPSantos1515@gmail.com</i>					
City/PO: <i>Beacon</i>		State: <i>ny</i>	Zip Code: <i>12508</i>				
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%; text-align: center;">NO</td><td style="width: 50%; text-align: center;">YES</td></tr><tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input 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:			<table border="1" style="width: 100%;"><tr><td style="width: 50%; text-align: center;">NO</td><td style="width: 50%; text-align: center;">YES</td></tr><tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <i>1200</i> acres							
b. Total acreage to be physically disturbed? <i>1200</i> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>1200</i> 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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> N/A
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
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: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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: _____	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> 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: Jose P Santos Date: 4/5/17

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.

<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 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)





The plans and specifications herein are intended for the use of the client and Burns Engineering Services, P.C. and shall not be used for any other purpose without the written authority of Burns Engineering Services, P.C. These plans and specifications will be the subject of a copyright and may not be copied or reproduced in any form without the written authority of Burns Engineering Services, P.C.

For  
Addition Plans  
Mr. Jose Santos  
9 Duquoy Avenue  
City of Beacon, Dutchess County, New York

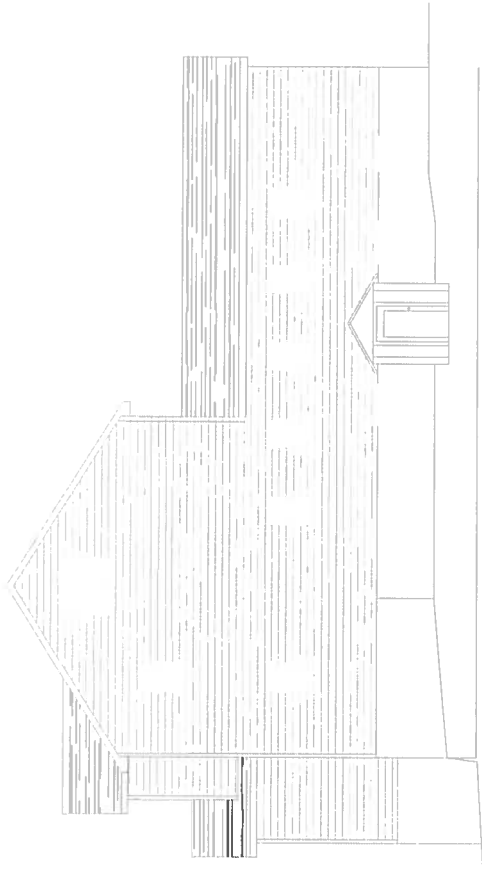
Burns Engineering Services, P.C.  
Beacon, NY 12508  
58 Teller Ave.  
Beacon, NY 12508  
Burns Engineering Services, P.C.  
New York, NY 10001  
New York, NY 10001

Sheet Title  
Elevation

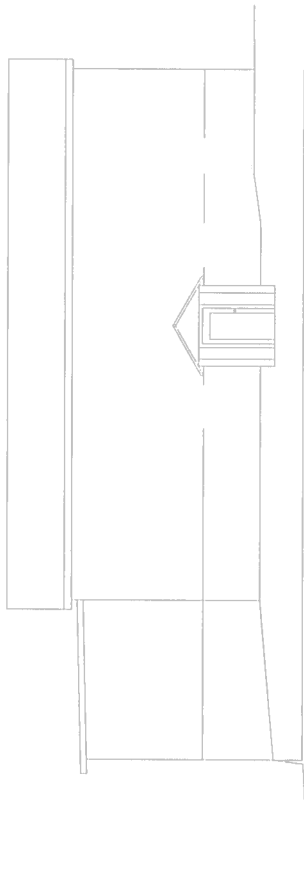
AUGUST 24, 2016

Sheet

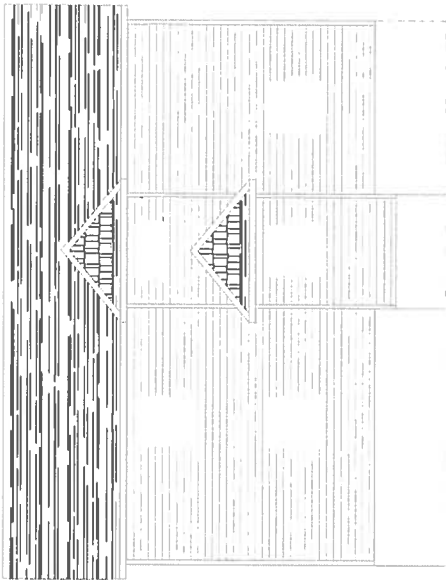
1 7



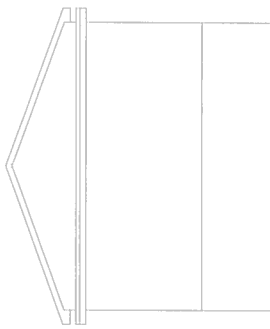
Front Elevation  
Scale: 1/4" = 1'



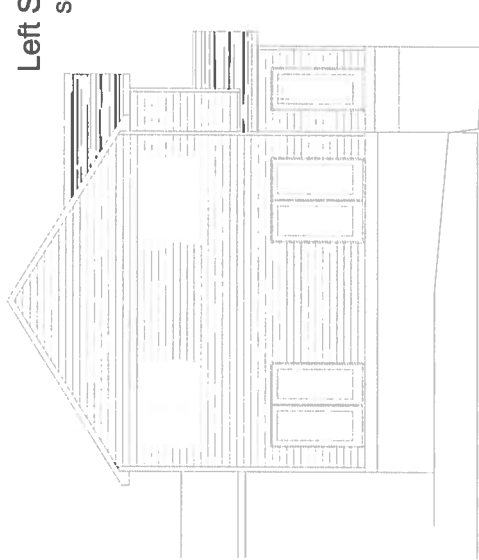
Existing Front Elevation  
Scale: 1/4" = 1'



Left Side Elevation  
Scale: 1/4" = 1'



Existing Left Side Elevation  
Scale: 1/4" = 1'



Rear Elevation  
Scale: 1/4" = 1'

N/F  
Mc VICKER.  
DOCUMENT #02-2012-2701

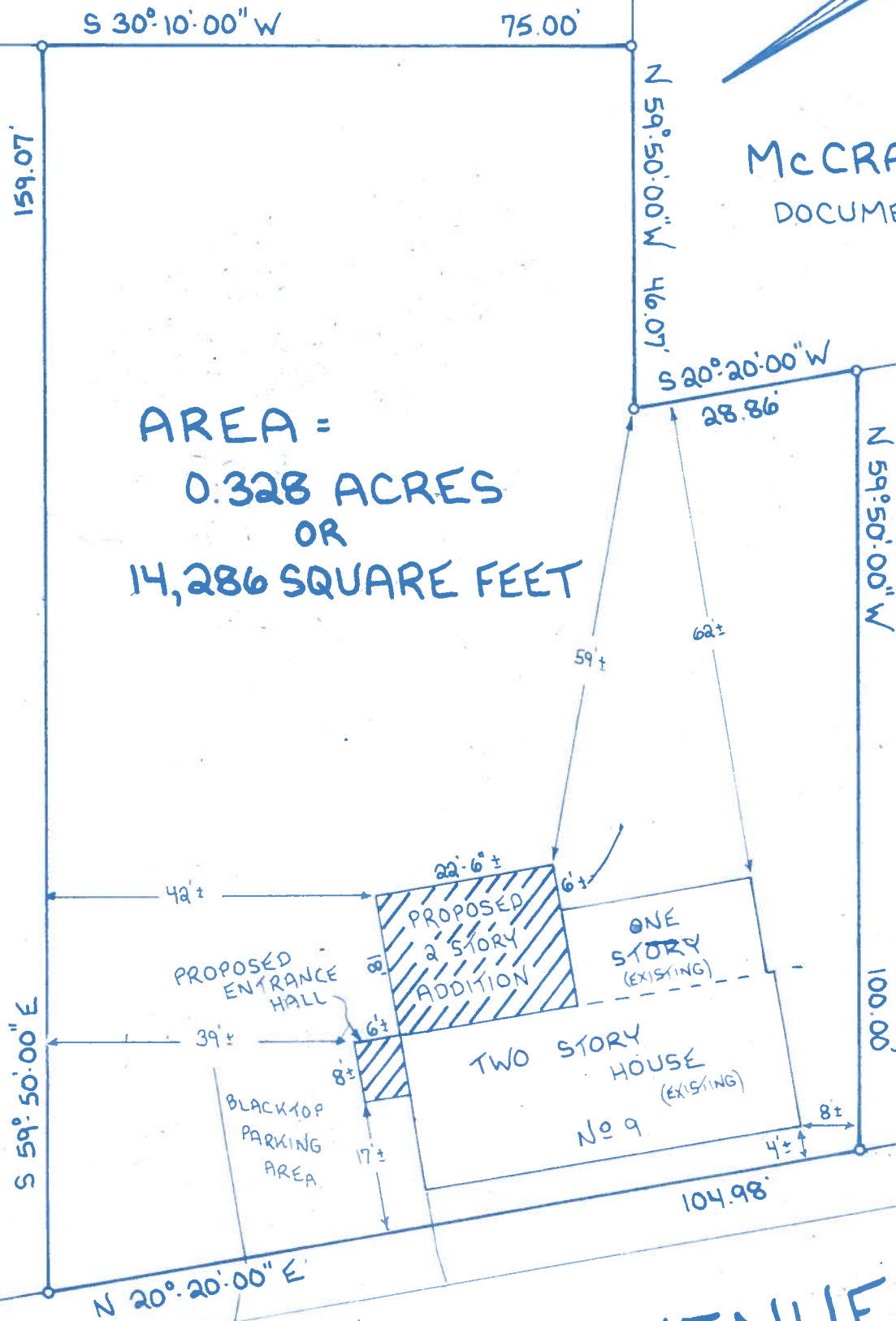
NORTH  
SCALE 1"=20'

N/F  
McCRACKEN & FALK  
DOCUMENT #02-2004-13524

N/F  
ROSSI  
DOCUMENT  
#02-2014-7391

N/F  
KAYE  
DOCUMENT #02-2011-189

AREA =  
0.328 ACRES  
OR  
14,286 SQUARE FEET



LOCAL HIGHWAY  
FORMERLY KNOWN AS MOUNTAIN AVENUE

DEPUYSTER AVENUE

CITY OF BEACON TAX MAP  
No 6054-40-383634

ZONE R1-10 - MINIMUM SETBACK OR YARD REQUIREMENTS:

FRONT - 35'  
SIDE - 15'  
TOTAL OF 2 SIDES - 40'  
REAR - 35'

DEED OF RECORD: DOCUMENT #02-2002-4806

MAP OF SURVEY FOR  
JOSE P. SANTOS

CITY OF BEACON, DUTCHESS COUNTY, N.Y.

SCALE 1"=20'

OCTOBER 21, 2016  
REV. 3/3/17 (PROP ADDN.)

CERTIFIED TO:  
JOSE P. SANTOS

PREPARED BY:





**City of Beacon Planning Board**  
**5/16/2017**

**Title:**

**162 Main Street**

**Subject:**

Application submitted by The Hose Company, LLC, 162 Main Street (Hudson Beach Glass), Tax Grid No. 30-5954-27-781973-00, CB Zoning District, seeking relief from Section 223.26(B)(2) to provide 4 off-street parking spaces (*28.5 spaces required*)

**Background:**

**ATTACHMENTS:**

Description	Type
162 Main - Application	Application
162 Main - Site Plan	Plans

**APPLICATION FOR APPEAL**

OWNER: THE HOSE COMPANY, LLC

ADDRESS: 162 MAIN STREET  
BEACON, NY 12508

TELEPHONE: 845-831-3116

E-MAIL: Michael.benzer@gmail.com

APPLICANT (if not owner): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: mbenzer@hudsonbeachglass.com

REPRESENTED BY: JEFF WILKINSON, R.A.

ADDRESS: 13 CHAMBERS ST.  
NEWBURGH, NY 12550

TELEPHONE: 845-565-1835

E-MAIL: HUDSONVALLEYARCH@gmail.com

PROPERTY LOCATION: 162 MAIN ST.

ZONING DISTRICT: CENTRAL BUSINESS

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 781973

Section of Zoning Code appealed from or Interpretation desired:

SECT. 223-26 AN AREA VARIANCE OF THE REQUIRED 28.5 PARKING SPACES IS NEEDED. THE OWNER CAN PROVIDE 4 OFF-STREET EMPLOYEE SPACES. THE PROJECT WOULD NOT BE FEASIBLE TO BUILD WITHOUT THE AREA VARIANCE.

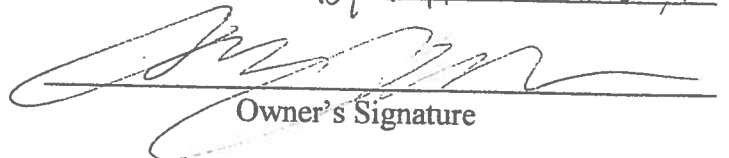
Reason supporting request:

THE PROPOSED OFFICE & STUDIO EXPANSION WILL BENEFIT MAIN ST BEACON COMMERCE. IF THE PROJECT ONLY INCLUDED HALF OF THE PROPOSED OFFICE AREA IT WOULD COMPLY WITH THE 1964 PARKING REQUIREMENTS. AN AREA VARIANCE IS

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

REQUIRED IN ORDER TO ATTACHED SITE PLAN DRAWING DATED 3-28-17 BY JEFF WILKINSON, R.A. FROM

Date: APRIL 19, 2017

  
Owner's Signature

**Fee Schedule**

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

Applicant's Signature \_\_\_\_\_

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



## Affidavit of Property Owner

Property Owner: THE HOSE COMPANY LLC

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

MICHAEL BENTER

JOHN GILVEY

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

71 MAPLE ST

Applicant Address: 71 MAPLE ST

Project Address: 162 MAIN ST

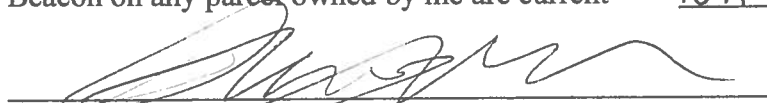
Project Tax Grid # \_\_\_\_\_

Type of Application ZONING APPEAL

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, MICHAEL BENTER, 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 YES
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 NA



Signature of Owner

PARTNER

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

MB

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

—

✓

MB

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

—

✓

MB

617.20  
Appendix B  
Short Environmental Assessment Form

**Instructions for Completing**

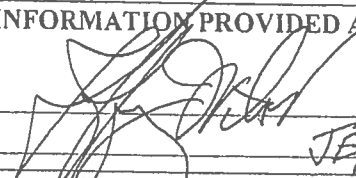
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>PROPOSED STUDIO AND OFFICE EXPANSION</b>							
Project Location (describe, and attach a location map): <b>162 MAIN STREET, NW CORNER OF MAIN &amp; CROSS, BEACON, NY</b>							
Brief Description of Proposed Action: <b>ENLARGE EXISTING STUDIO AREA AT HUDSON BEACH GLASS AT FIRST FLOOR FORMER GARAGE AREA. SECOND FLOOR AREA TO HOUSE EXPANDED OFFICES AND OUTDOOR TERRACE</b> <span style="float: right;"><b>12508</b></span>							
Name of Applicant or Sponsor: <b>THE HOSE COMPANY, LLC</b>		Telephone: <b>845. 565. 1835</b> E-Mail: <b>Mbenzer@hudsonbeachglass.com</b>					
Address: <b>162 MAIN STREET</b>							
City/PO: <b>BEACON, NY 12500</b>		State: <b>NY</b>	Zip Code: <b>12508</b>				
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%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><b>X</b></td> <td></td> </tr> </table>	NO	YES	<b>X</b>	
NO	YES						
<b>X</b>							
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: <b>PLANNING BOARD &amp; BUILDING PERMIT from City of Beacon</b>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td></td> <td><b>X</b></td> </tr> </table>	NO	YES		<b>X</b>
NO	YES						
	<b>X</b>						
3.a. Total acreage of the site of the proposed action?		<b>.096</b> acres					
b. Total acreage to be physically disturbed?		<b>.015</b> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>.096</b> acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <b>VACANT LOT</b> <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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
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	
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 checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
STORM WATER TO BE DIRECTED TO EXISTING CATCH BASINS LOCATED AT STREET.			✓



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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: _____ Date: <u>FEB. 28, 2017</u> Signature:  <u>JEFF WILKINSON, R. A.</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)?		

	impact may occur	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

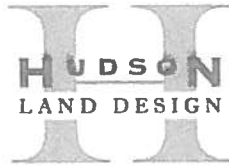
\_\_\_\_\_  
Date

\_\_\_\_\_  
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)



*Civil & Environmental Engineering Consultants*  
174 Main Street, Beacon, New York 12508  
Phone: 845-440-6926 Fax: 845-440-6637  
[www.HudsonLandDesign.com](http://www.HudsonLandDesign.com)

---

March 24, 2017

The Hose Company, LLC  
Mr. Michael Benzer  
Mr. John Gilvey  
162 Main Street  
Beacon, NY 12508

Re: Infiltration and Inflow Investigation  
Hudson Beach Glass site  
162 Main Street  
City of Beacon, New York

Dear Messrs. Benzer and Gilvey:

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on March 24, 2017 at the existing building at 162 Main Street, which consists of a three-story brick façade building with a one-story addition, which serves Hudson Beach Glass.

The former fire house was constructed in the late 1800's and an addition was reputedly constructed in the 1950's. The building faces Main Street, and is located at the northwest corner of the intersection of Main Street and Cross Street.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The three-story building has a flat roof that discharges northerly (to the rear of the building) where there is a gutter that collects and conveys the runoff westerly. At the northwest corner of the building, there is a downspout that visibly discharges to the surface. The one-story building also has a flat roof that pitches easterly toward a gutter that collects and conveys flow southerly. At the southeast corner of the building, there is a downspout that discharges into a corrugated pipe along the sidewalk/building interface. The collection pipe is a black corrugated plastic pipe that discharges directly into the catch basin at Cross Street. The same black corrugated pipe was observed in said catch basin. The attached exhibit 1 shows the general schematic of the above described roof drainage system.

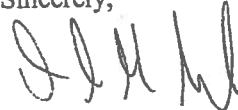


The second phase of the study consisted of interior inspection of the building in an attempt to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel were able to observe significant sections of interior plumbing to the point where the piping was routed beneath the first-floor bathroom (located generally in the northwest corner of the building). The pipe reputedly collects the wastewater from the bathroom and then flows southerly toward Main Street's sanitary sewer collection system. We observed a clean-out in the basement floor to support the reputed line location. At no point along the length of the visible portion of the line did HLD personnel observe any discharges other than from the standard plumbed fixtured. In addition, there were no sump pumps or floor drains observed, nor were there any unidentified pipes that connected to the line beneath the basement floor.

Based on our observations, HLD does not believe that there are any illicit connections from the building located at 162 Main Street to the City of Beacon's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.  
Principal



cc: Jeff Wilkinson, R.A. (via email [HUDSONVALLEYARCH@gmail.com](mailto:HUDSONVALLEYARCH@gmail.com))  
Michael A. Bodendorf, P.E. (HLD file)



JEFF WILKINSON, R.A.  
13 CHAMBERS STREET  
NEWBURGH, NY 12550  
845.565.1835 www.jwra.com  
hudsonvalleyarch@gmail.com

OWNER:

THE HOSE COMPANY, LLC  
162 MAIN STREET  
BEACON, NY 12508

PROJECT:

STUDIO & OFFICE  
EXPANSION  
162 MAIN STREET  
BEACON, NY 12508

DRAWING INDEX

- S-1 SITE PLAN  
SURVEY BY TEC  
A-1 FIRST FLOOR  
A-2 SECOND FLOOR  
A-3 SOUTH ELEVATION  
A-4 EAST ELEVATION  
A-5 NORTH ELEVATION  
A-6 EXTERIOR VIEWS  
A-7 BUILDING DETAILS

SEAL & SIGNATURE

NYS LICENSE NO 022403

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THIS DRAWING SHALL NOT BE REPRODUCED OR PUBLISHED WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.  
© 2017 JEFF WILKINSON, R.A.

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING TITLE:

SITE PLAN

DATE: 3.28.17
PLANNED
SCALE:
DWG No: S-1

ZONING:

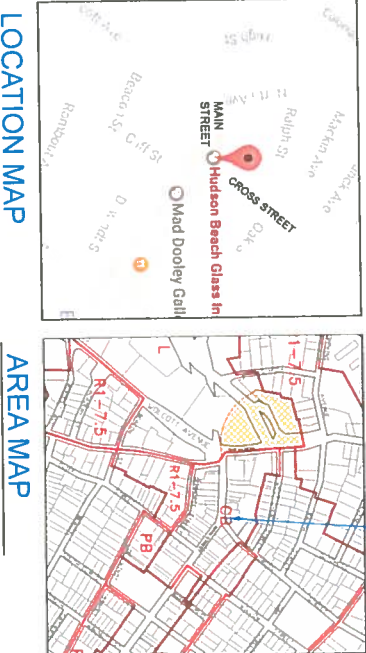
CENTRAL BUSINESS DISTRICT IN AN HISTORICAL OVERLAY DISTRICT  
LOT AREA: 4,187 S.F. 0.096 ACRES  
TAX PARCEL: CITY OF BEACON, DUTCHESS COUNTY, NY  
130200-5954-27-781973-0000

GENERAL NOTES:

- 1) CURB CUT ON CROSS STREET IS EXISTING AND SHALL REMAIN
- 2) ELECTRIC, WATER AND SEWER SERVICES ARE EXISTING AND SHALL REMAIN
- 3) THE APPLICANT IS "THE HOSE COMPANY LLC"

MICHAEL BENZER, PRESIDENT  
JOHN GILVEY, VICE PRESIDENT

- 4) ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
- 5) HOURS OF OPERATION: AS ALREADY ESTABLISHED BY HUDSON BEACH GLASS
- 6) EXTERIOR SIGNAGE: AS ALREADY APPROVED ON EXISTING PROPERTY.
- 7) EXTERIOR COLORS: AS ALREADY APPROVED ON 2002 PLAN SUBMISSION.
- 8) NO NEW WATER OR SEWER SERVICE LINES AS A RESULT OF THIS PROJECT.



LOCATION MAP

AREA MAP

SCALE 1" = 800'

SCHEDULE OF REGULATIONS (CB ZONE AND LOT CONFORMANCE TABLE)

PARAMETER	REQUIRED	PROVIDED
LOT WIDTH	N/A	N/A
LOT DEPTH	100 FT. MINIMUM	91 FEET VARIED (SEE NOTE 1)
FRONT YARD	N/A	N/A
SIDE YARD	25 FT. MINIMUM	N/A (SEE NOTE 2)
REAR YARD	25 FT. MINIMUM	N/A (SEE NOTE 2)
MAX. BLDG. HEIGHT	35 FT. MAXIMUM	28.5 FEET (ADDITION)
FLOOR AREA RATIO (FAR)		4187 SF
PARCEL AREA		7162 SQFT.
FLOOR AREA PROVIDED		1732
FAR PERMITTED	2 MAXIMUM	

(1) PRE-EXISTING NON-CONFORMING LOT WIDTH SHALL BE WHERE DISTRICT ABUTS A RESIDENTIAL DISTRICT, OR IF A DRIVEWAY IS PROPOSED BETWEEN THE BUILDING AND THE PROPERTY LINE.  
(2) DENOTES BUILDING FLOOR AREA AFTER BUILDING ADDITION. FLOOR AREA IS DEFINED AS THE SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING EXCEPT THE GROUND FLOOR FROM THE EXTERIOR FLOOR FINISH TO THE CENTER LINE OF WALLS SEPARATING TWO BUILDINGS AND GROUND GREENWAY AND GARAGE AREAS AND BASEMENT AND ATTIC FLOOR AREAS USED ONLY FOR ACCESSORY USES.  
(4) FAR IS DEFINED AS THE QUOTIENT OF THE FLOOR AREA OF A BUILDING DIVIDED BY ITS LOT AREA

PARKING

PROPOSED USE

FIRST FLOOR:

MERCANTILE

WORKINSTRUCTIONAL AREA

1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA  
EXCLUDING UTILITY AREAS 2,480 S.F. 12.5 SPACES REQUIRED

SECOND FLOOR:

OFFICE-MERCANTILE

1,159 + 780 S.F. 9.5 SPACES REQUIRED  
THIRD FLOOR OFFICE 1329 S.F. 6.5 SPACES REQUIRED  
1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA  
EXCLUDING UTILITY AREAS 28.5 SPACES REQUIRED  
4 SPACES PROVIDED  
25 SPACES REQUIRED

1964 USE

INDUSTRIAL STORAGE-FIREHOUSE

FIRST FLOOR @ 1,411 S.F. 4 SPACES  
TOTAL AREA = 1,411 S.F.  
(1) SPACE/400 GROSS FT  
EXCLUDING MECH, BATH, STAIR & STORAGE

PUBLIC ASSEMBLY

FIRST FLOOR @ 588 S.F.  
SECOND FLOOR @ 1,159 S.F.  
THIRD FLOOR @ 1,329 S.F.  
TOTAL = 3,079 S.F. 16 SPACES  
TOTAL PARKING 20 SPACES

1) PROPOSED PARKING DOES NOT EXCEED THE 1964 REQUIREMENTS PLUS 25%. 20 SPACES PLUS 5 SPACES TOTAL 25 SPACES

BUILDING INFORMATION:

EXISTING CIRCA 1890'S 3 STORY MASONRY STRUCTURE W/ ONE-STOREY CIRCA 1990'S MASONRY ADDITION. BUILDING IS SPRINKLERED. PROPERTY WAS RENOVATED IN 2002.

EXISTING /PROPOSED OCCUPANCY

FIRST FLOOR- MERCANTILE WORK AREA

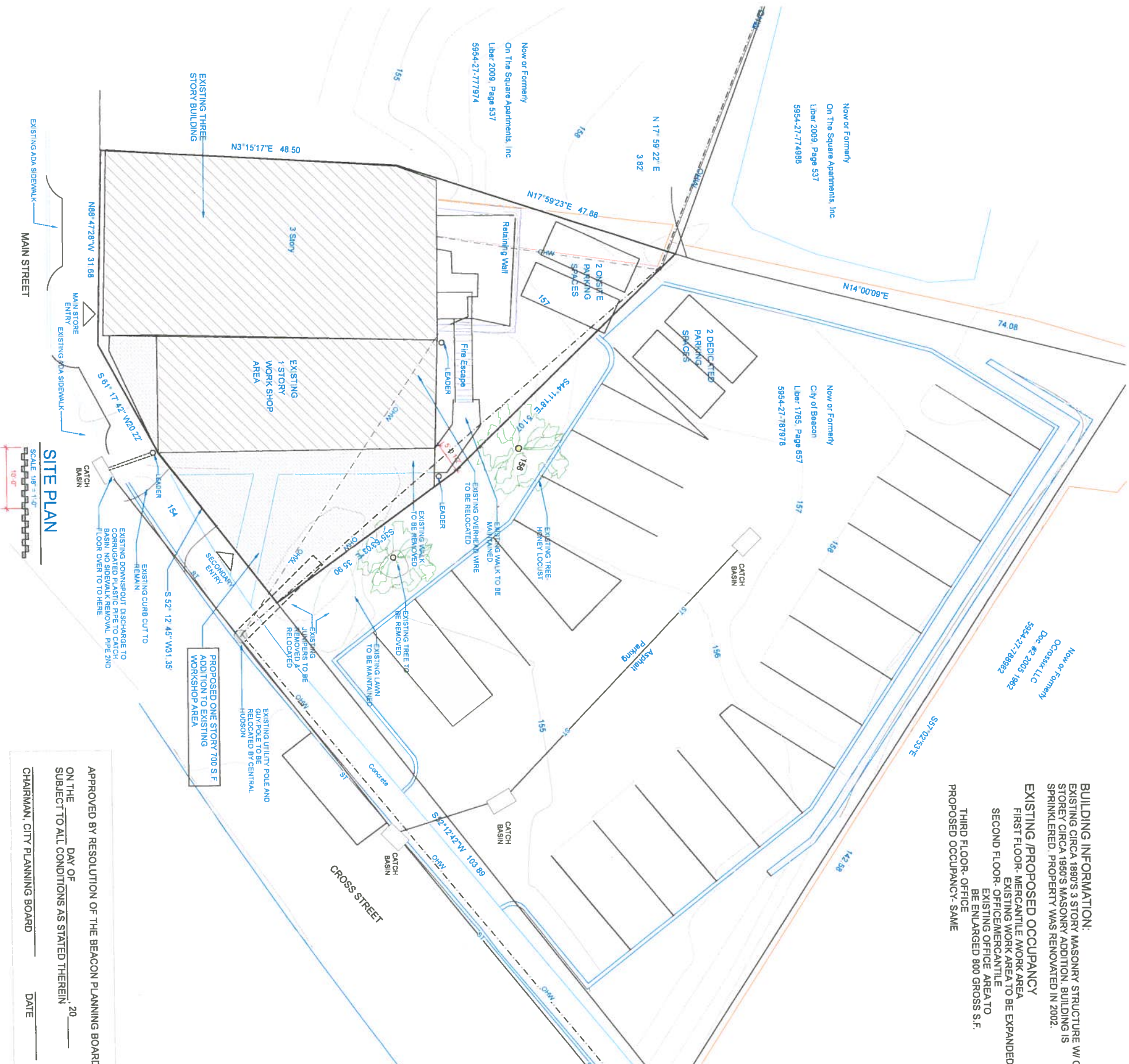
EXISTING WORK AREA TO BE EXPANDED.

SECOND FLOOR- OFFICE/MERCANTILE

EXISTING OFFICE AREA TO BE ENLARGED 800 GROSS S.F.

THIRD FLOOR- OFFICE

PROPOSED OCCUPANCY- SAME



SITE PLAN

SCALE 1/8" = 1'-0"



APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SUBJECT TO ALL CONDITIONS AS STATED THEREIN

CHAIRMAN, CITY PLANNING BOARD

DATE

**City of Beacon Planning Board**  
**5/16/2017**

**Title:**

**3 Miller Street**

**Subject:**

Application submitted by Judy Novotny (with Michael Novotny and Janet Ganzer), 3 Miller Street, Tax Grid No. 30-5954-44-931671-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for an in-ground pool with 6.1 ft. side yard setback (*10 ft. required*)

**Background:**

**ATTACHMENTS:**

Description	Type
3 Miller - Application	Application
3 Miller - Survey	Map



# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: Judy Novotny, Michael Novotny, Janet Ganzer

ADDRESS: PO Box 43 (362 River Road South), Chelsea, NY  
12512

TELEPHONE: 845-242-1834

E-MAIL: judy\_novotny@yahoo.com

APPLICANT (if not owner): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

REPRESENTED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: 3 Miller Street

ZONING DISTRICT: R1-S

TAX MAP DESIGNATION: SECTION 5954

BLOCK 44 LOT 931671

Section of Zoning Code appealed from or Interpretation desired:

223-13.M Yards; Building Projections and 223-55.C (2) Powers and duties of Board of Appeals; Area Variances:

Owners are seeking a 4-foot side yard variance for an existing in-ground pool. Relief from Section 223-17(c) for an existing in-ground pool with a 6.1 ft. side yard setback (10 ft. required)

Reason supporting request:

Owners are seeking a variance for an existing in-ground pool that was installed in 1977. The pool is approximately 6-feet from the side P/L (10-feet currently required). The proposed variance would produce no undesirable change to the neighborhood or detriment\*

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

Date: April 24, 2017

Michael Novotny  
Owner's Signature

### Fee Schedule

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

SAME

Applicant's Signature

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

\*to nearby properties; increasing the side yard by Owner by other means is not feasible; the proposed variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood; and, it's unclear to current Owners whether or not the side yard was conforming at the time of construction in 1977, and if not why the contractor did not provide a 10-foot side yard.

## APPLICATION PROCESSING RESTRICTION LAW

### Affidavit of Property Owner

Property Owner: Judy Novotny, Michael Novotny, Janet Ganzer

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:

3 Miller Street

Applicant Address: PO Box 43 (362 River Road South), Chelsea, NY 12512

Project Address: 3 Miller Street

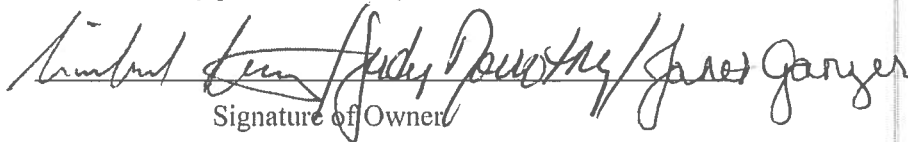
Project Tax Grid # 130200-5954-44-931671-0000

Type of Application 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, Judy Novotny, Michael Novotny, Janet Ganzer, 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 X
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 X
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 X

  
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

✓

Jm

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

✓

KH

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

✓

KH

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Existing swimming pool variance			
Project Location (describe, and attach a location map): 3 Miller Street			
Brief Description of Proposed Action: Owners seeking 4-foot side yard variance for existing in-ground swimming pool that was installed in 1977.			
Name of Applicant or Sponsor: Judy Novotny, Michael Novotny, Janet Ganzer		Telephone: 845-242-1834	
		E-Mail:	
Address: PO Box 43			
City/PO: Chelsea		State: NY	Zip Code: 12512
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 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:			YES X
3.a. Total acreage of the site of the proposed action?		0.11 acres	
b. Total acreage to be physically disturbed?		N/A acres (existing pool is 12' x 24')	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		same 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
		X	
b. Consistent with the adopted comprehensive plan?			X
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?	NO	YES	
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		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	
		N/A	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
		N/A	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
		N/A	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		X	
b. Is the proposed action located in an archeological sensitive area?		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?	NO	YES	
		X	
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: _____		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 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	
		X	
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	NO	YES	
		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		N/A	



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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Judy Novotny Michael Novotny Janet Ganzer</u> Date: <u>April 24, 2017</u> Signature: <u>[Signatures]</u>		

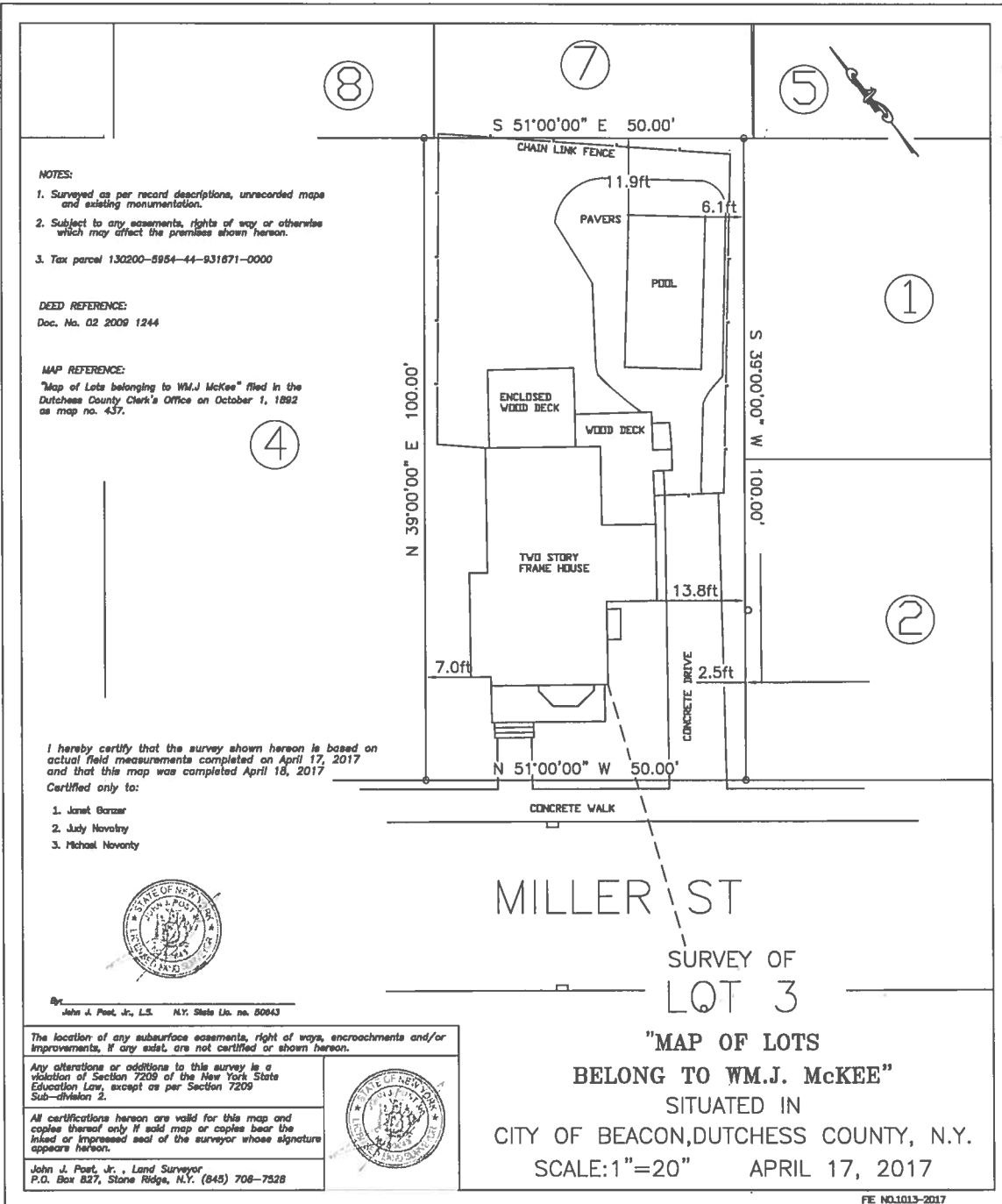
**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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



**City of Beacon Planning Board**  
**5/16/2017**

**Title:**

**2 Beekman Street**

**Subject:**

Application submitted by Halvey Funeral Home (Patrick Halvey c/o Crossix, LLC), 2 Beekman Street, Tax Grid No. 30-5954-33-610763-00, R1-10 Zoning District, to change an existing Use Variance from a restaurant into a Funeral Home

**Background:**

**ATTACHMENTS:**

Description	Type
2 Beekman - Application	Application
2 Beekman - Site Photos	Backup Material
2 Beekman - Financial Analysis	Backup Material



# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: Halvey Funeral Home  
(Patrick Halvey) c/o Crossix, LLC

TELEPHONE: 845-831-0254

APPLICANT (if not owner): \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

REPRESENTED BY: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

PROPERTY LOCATION: 2 Beekman St.

TAX MAP DESIGNATION: SECTION 5954

Section of Zoning Code appealed from or Interpretation desired:

Modification of existing restaurant use Variance to include  
Funeral Home use.

Reason supporting request:

The vacant non-Conforming restaurant building is proposed to be  
converted to a funeral home that more closely resembles the neighborhood and  
is a less intensive use. Please see attached letter.

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

Summary letter, Financial Analysis, parcel Access map picture, Site photos

Date: 4/11/17

ADDRESS: P.O. Box 686

Beacon, ny 12508

E-MAIL: JGUARNERI.CROSSIXLLC@  
gmail.com

ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

ZONING DISTRICT: R1-10

BLOCK 33 LOT 610763

### Fee Schedule

AREA VARIANCE

\$ 250

USE VARIANCE

\$ 500

INTERPRETATION:

\$ 250

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Applicant's Signature

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

# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: Crossix LLC

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

Joseph Guarneri

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

9 & 10 CROSS Street, 6, 8, 10, 12, 16 School St.

Applicant Address: P.O. Box 686 Beacon, ny 12508

Project Address: 2 Beekman St.

Project Tax Grid # 610763

Type of Application Zoning use modification

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, Joseph Guarneri, 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

Member

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<u>✓</u>	<u>      </u>	<u>Jm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u>      </u>	<u>✓</u>	<u>Jm</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u>      </u>	<u>✓</u>	<u>Jm</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.

<b>Part 1 - Project and Sponsor Information</b>			
HAIVey FUNERAL HOME (PATRICK HAIVey) C/O CROSSIX, LLC			
Name of Action or Project:			
2 Beekman St.			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Modification of existing restaurant use variance to include Funeral Home use.			
Name of Applicant or Sponsor:		Telephone: 845-831-0254	
HAIVey FUNERAL HOME (PATRICK HAIVey) C/O CROSSIX, LLC		E-Mail: JGuarneri.CrossixLLC@gmail.com	
Address:			
P.O. Box 686			
City/PO:		State:	Zip Code:
Beacon NY 12508		NY	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.			✓
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:			✓
3.a. Total acreage of the site of the proposed action? _____ 1 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? _____ 1 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 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			

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: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
Storm drain onsite.			



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
	✓	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Crossix, LLC</u>		Date: <u>4/11/17</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 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)

Map Components	Identify	Measure	Address Lists	Print Map
<input type="checkbox"/> Aerial	<input checked="" type="checkbox"/> Parcel Text			
<input type="checkbox"/> Terrain	<input type="checkbox"/> Address #			
<input type="checkbox"/> Flood Areas	<input type="checkbox"/> Wetlands		Buffer(ft): 100	







## ZONING BOARD OF APPEALS:

### MODIFICATION OF EXISTING RESTAURANT USE VARIANCE TO INCLUDE FUNERAL HOME

#### SITE:

2 Beekman Street; currently retains a restaurant use variance in an existing R1-10 zone. Site has been vacant for almost 2 years and has had three failed restaurants over the last decade. Applicant is seeking to add "funeral home" to the existing "restaurant" use variance to allow the relocation of the Halvey Funeral Home of Beacon. Building is in contract for purchase, subject to approval of use modification by zoning board.

#### APPLICANTS:

Crossix LLC, owned by Joseph Guarneri, lifetime resident at 50 Simmons Lane, construction manager of project and party of contract of sale.

Patrick Halvey and Kayla Guarneri Halvey. Mr. Halvey will be the owner and operator of the funeral home and is the third generation Halvey in the existing business.

The existing Halvey Funeral Home has been located since 1933 at the corner of Willow and Oak streets. The business was founded in Beacon by Patrick's grandfather.

#### NEED:

There are currently two funeral homes in Beacon. Both are in the original, traditional residence converted buildings they have occupied for over eighty years. People are seeking a less traditional, updated, and larger facility to provide services for their loved ones. Currently, the City of Beacon is not equipped to fill that need. Mr. Halvey understands he has a responsibility to serve the entire community fully. Unfortunately, the current Willow Street building is not equipped for this. The citizens of Beacon deserve a larger, more modern funeral home to honor their loved ones.

To summarize the specific zoning board standards for a use variance:

- 1- The applicant cannot realize a reasonable rate of return under the existing zoning variance.
  - a. The project cannot move forward without the requested modification.
  - b. The attached financial analysis sheet demonstrates that conversion to a single family residence will yield a net loss of \$627,000 on the project.
  - c. The lack of alternate financial viability is evidenced by the zoning condition in the contract of purchase. Without zoning approval, the contract will be voided as not financially viable.
  - d. Without approval, the site will revert to a vacant building with a history of restaurant business failures.
- 2- This hardship is unique and does not apply to the rest of the neighborhood.
  - a. The property is a commercial building and the site has always been a commercial location.

- b. The financial analysis demonstrates that commercial is the only practical use for this site.
- c. It is the only commercial building in this R1-10 district. Its construction and commercial use has always been and will continue to be unique to the neighborhood.
- d. A funeral home is a unique use.

3- Granting this modification will not alter the essential character of the neighborhood.

- a. The modification is more in character with the essential character of the neighborhood than a restaurant use and will strengthen the essential character of the neighborhood.
- b. A funeral home is a less intensive use of the location than a restaurant.
- c. The modification will more closely align the site with existing zoning.
- d. There will be fewer hours of operation and less noise.
- e. The applicants personally visited the six adjoining neighbors and received unanimous support of the proposed change of business. Comments from neighbors were critical of noise and the need for police response when the site was an active restaurant.
- f. Topographically, the building lies at the bottom of a ridge separating it from the residences. The building is physically isolated from the neighborhood. The topography indicates the site is more closely connected to the LB (Local Business) district across the street. The zoning map could have more correctly followed this ridge line, including the site in the LB district, if the shape of the land was factored instead of traditional methods of following street lines.
- g. This modification will bring the City of Beacon, as a whole, closer to its zoning plan. The non-conforming use of the existing Willow Street funeral home will be eliminated when the old building is sold as a single family residence. This simple modification of use will result in the ending of a non-confirming use in another part of the city.

4- The hardship has not been self-created.

- a. Applicants are not current owners and have contracted for this building subject to Zoning Board approval. The building will return to its previous status as an empty, unsold restaurant if our modification is denied.
- b. By definition, the conditional nature of our contract of purchase means the hardship is not self-created.
- c. This historic grandfathered use variance was not created by the applicant and the modification will more closely align the site with the current zoning.

5- Applicant is asking the board to grant the minimum variance required.

- a. The applicants are not asking for a change of use. They are asking that the existing variance be modified to include a funeral home. This is an extremely narrow and limited zoning relief appeal.

**FINANCIAL ANALYSIS FOR SINGLE FAMILY RESIDENCE: 2 BEEKMAN**

Lot Purchase		\$725,000
Closing Costs		\$25,000
Interior Demolition		\$20,000
Parking Lot Removal		\$15,000
Conversion to Residence	2400 SF @ \$100/SF	\$240,000
Landscaping/Driveway		\$20,000
TOTAL: Acquisition/Construction		\$1,045,000
Financing	5%	\$52,250
A/E Fees		\$20,000
CM Fees		\$45,000
TOTAL: Development Costs		\$1,162,250
Market Sale Value	Small, 2400SF, 3BR, Ranch	\$385,000
Riverview Location Premium		\$150,000
Home Sale Value		\$535,000
NET LOSS:		-\$627,250