

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, April 17, 2018** in the Municipal Center Courtroom. A training work session will take place at 7:00 p.m. and the regular meeting will begin immediately thereafter, but not later than at 7:30 PM.

1. Application submitted by Kristina Eckert, 7 East Willow Street, Tax Grid No. 30-5955-84-931070-00, R1-7.5 Zoning District, seeking relief from Section 223-17(e) to construct a new 22 ft. x 24 ft. one-story detached garage with 3 ft. rear and 3 ft. side yard setbacks (*5 ft. required*)
2. Application submitted by Anthony & Samantha Naylor, 13 Lafayette Avenue, Tax Grid No. 30-5955-19-702109-00, R1-7.5 Zoning District, is seeking relief from Section 223.17(e) to demolish an existing garage and construct a new 564 sq. ft. accessory building (one-story garage with artist studio) (*276 sq. ft. maximum permitted*)

City of Beacon Planning Board
4/17/2018

Title:

7 East Willow Street

Subject:

Application submitted by Kristina Eckert, 7 East Willow Street, Tax Grid No. 30-5955-84-931070-00, R1-7.5 Zoning District, seeking relief from Section 223-17(e) to construct a new 22 ft. x 24 ft. one-story detached garage with 3 ft. rear and 3 ft. side yard setbacks (*5 ft. required*)

Background:

ATTACHMENTS:

Description	Type
7 East Willow Application	Application
7 East Willow EAF	EAF
7 East Willow Survey	Map

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: KRISTINA ECKERT

ADDRESS: 7 EAST HILLOW ST

BEACON, NY 12508

TELEPHONE: 845 464 5730

E-MAIL: cke.kristina@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5955

BLOCK 84 LOT 931070

Section of Zoning Code appealed from or Interpretation desired: Section 223-17(e) for construction of new garage with 3ft. rear & 3ft. side yard setbacks (5ft. req'd)

Reason supporting request:

WILL BE MORE DIFFICULT / EXPENSIVE TO KEEP EXISTING GARAGE IN PLACE. MOVING GARAGE WOULD NOT GIVE US SPACE TO PULL A SECOND CAR IN LIKE WE CAN DO NOW.

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

Survey

Date: _____

X Krista Eckert

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: KRISTINA ECKERT

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:

7 EAST WILLOW STREET
BEACON, NY 12508

Applicant Address: 7 EAST WILLOW ST. BEACON NY 12508

Project Address: 7 EAST WILLOW ST. BEACON, NY 12508

Project Tax Grid # _____

Type of Application VARIANCE

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, KRISTINA ECKERT, 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

X Kristina Eckert

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>KE</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>g</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>g</u>

2018 overdue
3/2/18

FOR OFFICE USE ONLY

Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: KRISTINA ECKERT

Address of Applicant: 7 EAST WILLOW STREET BEACON, NY 12508

Telephone Contact Information: 845 464 5730

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
KRISTINA ECKERT	7 EAST WILLOW ST. BEACON, NY 12508	845.464.5730	PURCHASE MAY 2015	MAY 2015 HANCOCK CARLONI
YAREMIL TRITJAL	"	845.518.7909	MAY 2015	MAY 2015 CARLONI

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

YES

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

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

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

YES

NO

I, KRISTINA ECKERT being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) KRISTINA ECKERT

(Signature) 

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information			
Name of Action or Project: GARAGE			
Project Location (describe, and attach a location map): 7 EAST WILLOW STREET BEACON NY 12508			
Brief Description of Proposed Action: REPLACE EXISTING 2 CAR GARAGE			
Name of Applicant or Sponsor: KRISTINA ECKERT		Telephone: 845 464 5730	
Address: 7 EAST WILLOW STREET		E-Mail: cke.kristin@gmail.com	
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? 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 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:			NO X YES
3.a. Total acreage of the site of the proposed action?		<u>.142</u> acres	
b. Total acreage to be physically disturbed?		<u>.011</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.142</u> 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			

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>Kristina Ecker</u>	Date: <u>X 2/19/18</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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<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)

PRINT

N/F
BELLAMY & HAY
 LIBER 2022 PAGE 46

N/F
D'ARPINO
 DOCUMENT #02-2013-5910

N/F
HAUG
 LIBER 1540 PAGE 354

(2)

(4)

(6)

(3)

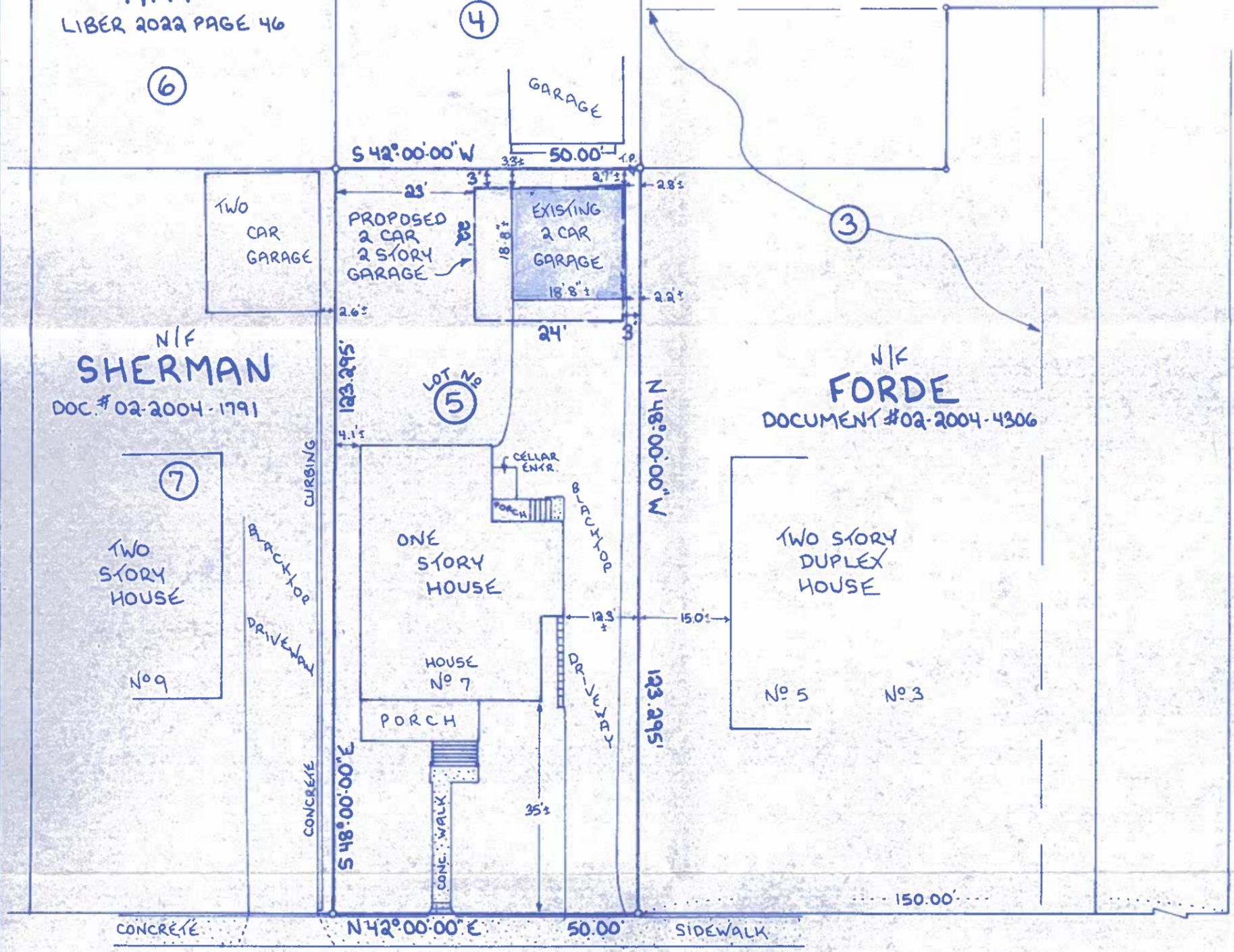
LOT No
 (5)

(7)

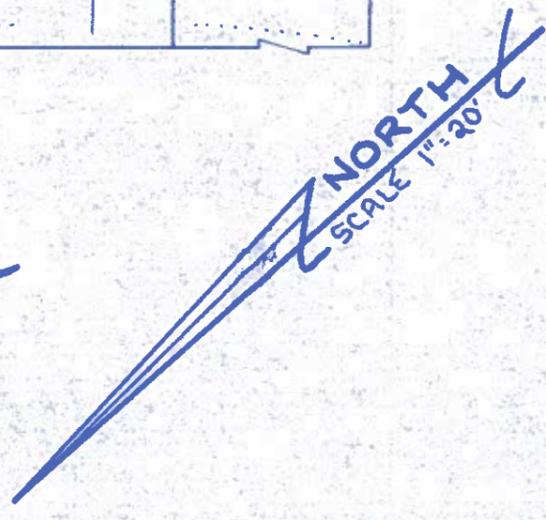
N/F
SHERMAN
 DOC. # 02-2004-1791

N/F
FORDE
 DOCUMENT #02-2004-4306

ORCHARD PLACE



EAST WILLOW STREET



- NOTES:**
- 1.) LOT AREA = 6,165 SQ. FT. OR 0.142 ACRES
 - 2.) CITY OF BEACON TAX MAP DESIGNATION = 5955-84-931070, ZONE = R1-7.5
 - 3.) OWNERS OF RECORD = YAREMIJ TRYTJAK & KRISTINA ECKERT, DEED OF RECORD = DOCUMENT #02-2015-3035
 - 4.) LOT NUMBERS SHOWN HEREON ARE IN BLOCK "C" AS SHOWN ON A MAP ENTITLED "SECTION 'A' OF IRVING PARK" AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON SEPTEMBER 18, 1923 AS MAP #1314.
 - 5.) CITY OF BEACON MINIMUM ACCESSORY BUILDING SETBACK TABLE:

	SIDE LINE	REAR LINE
ZONING REGULATIONS (REQUIRED)	5'	5'
PROPOSED GARAGE (PROVIDED)	3' & 23'	3'
VARIANCE (REQUESTED)	3'	3'
EXISTING GARAGE (TO BE REPLACED)	22'-28'	27'-33'

MAP OF SURVEY OF LANDS OF
TRYTJAK AND ECKERT

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK SCALE 1"=20' FEBRUARY 9, 2018

CERTIFIED TO:
 YAREMIJ TRYTJAK
 KRISTINA ECKERT
 CITY OF BEACON

PREPARED BY:
 GARY R. LA TOUR, L.S.



City of Beacon Planning Board
4/17/2018

Title:

13 Lafayette Avenue

Subject:

Application submitted by Anthony & Samantha Naylor, 13 Lafayette Avenue, Tax Grid No. 30-5955-19-702109-00, R1-7.5 Zoning District, is seeking relief from Section 223.17(e) to demolish an existing garage and construct a new 564 sq. ft. accessory building (one-story garage with artist studio) (*276 sq. ft. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
13 Lafayette Application	Application
13 Lafayette Site Plan	Plans
13 Lafayette - Updated Site Plan	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Anthony and Samantha Naylor

ADDRESS:

13 Lafayette Avenue

TELEPHONE: ~~(646) 256-4532~~ 917 330 4160

E-MAIL:

anthonycrnaylor@gmail.com

APPLICANT (if not owner): Same as Owner

ADDRESS:

TELEPHONE:

E-MAIL:

REPRESENTED BY: Aryeh Siegel Architect

ADDRESS:

84 Mason Circle, Beacon, NY

TELEPHONE: 845-838-2490

E-MAIL:

ajs@ajsarch.com

PROPERTY LOCATION: 13 Lafayette Avenue, Beacon, NY

ZONING DISTRICT:

R1-7.5

TAX MAP DESIGNATION: SECTION 595f BLOCK 19 LOTS 702109

Section of Zoning Code appealed from or Interpretation desired:

Allow a garage of 564 square feet, where 291 sf is permitted per the percentage of house footprint, per Table 223-17E

Reason supporting request:

The permitted garage area does not provide reasonable usable space because of the small house footprint

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

Site Plan, Survey.

Date: Mar/26/2018



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: ANTHONY AND SAMANTHA NAYLOR
 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: 13 LAFAYETTE AVENUE, BEACON, N.Y. 12508
 Project Address: SAME AS ABOVE
 - Project Tax Grid # 130200-5955-19-702109-0000
 - Type of Application: ZONING 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, ANTHONY NAYLOR, 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

Anthony Naylor
 Signature of Owner

 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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>EG</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>

FOR OFFICE USE ONLY

Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: ANTHONY NAYLOR

Address of Applicant: 13 LAFAYETTE AV, BEACON, NY, 12508

Telephone Contact Information: 917 330 4160

SECTION B.

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

Name	Residence or Business Address	Telephone Number	Date and Manner Title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
ANTHONY NAYLOR	13 LAFAYETTE AV	917 330 4160	10/07/2011 PRIVATE SALE	10/12/2011 DUTCHESS COUNTY CLERK
SAMANTHA NAYLOR	13 LAFAYETTE AV	917 209 9759	10/07/2011 PRIVATE SALE	10/12/2011 DUTCHESS COUNTY CLERK

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

YES NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

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

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

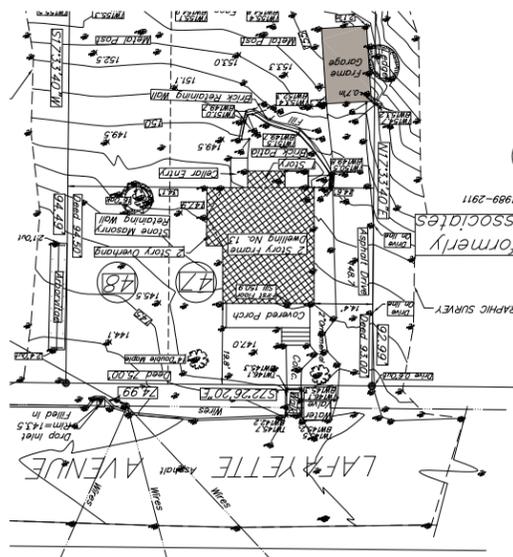
YES NO

I, ANTHONY NAYLON being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) ANTHONY NAYLON

(Signature) 

FOR OFFICE USE ONLY
Application #



Existing Survey
(For Reference Only)
Oriented to Site Plan

Scale: 1" = 20'



View



View



Location Map

Not to Scale



Existing House

Zoning Summary

Zoning District:	R1-7.5
Tax Map No.:	5955-19-702109
Lot Area:	7,030 sf
Proposed Garage Footprint:	564 sf
Allowable Footprint By Zone:	720 sf
Allowable Footprint By Percent:	276 sf
(40% of House Footprint)	
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential - Garage/Studio

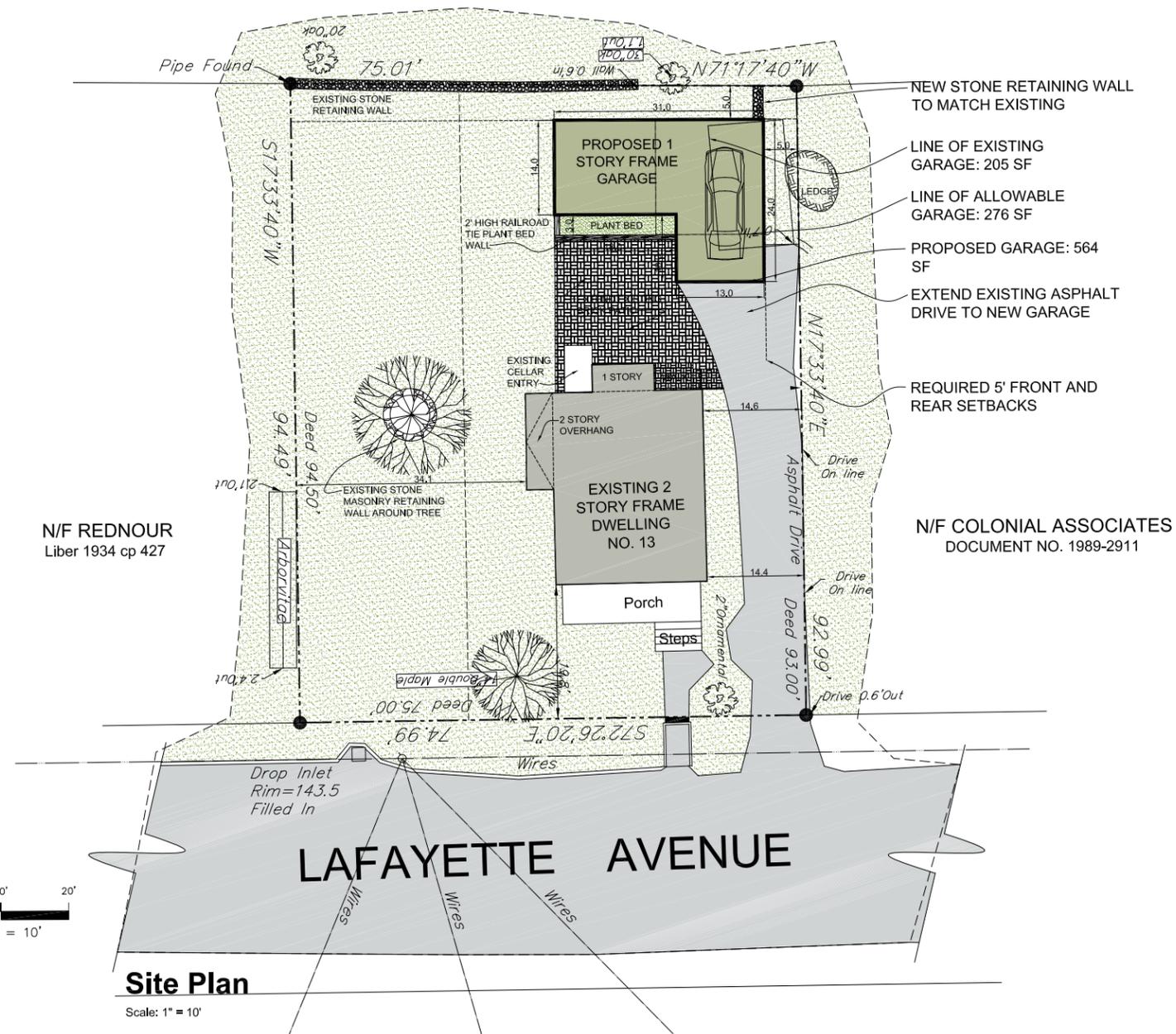
Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
Total Required Parking Spaces		2 Parking Spaces
Total Proposed Parking Spaces		2 Parking Spaces

Notes:

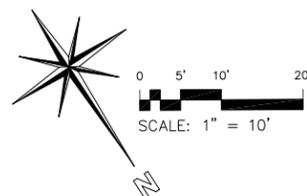
- The allowable size of the garage by Schedule of Regulations for Accessory Buildings on Residential Lots, 223-17E, is 720 square feet.
- The allowable size of the garage by percent of house footprint per 223-17E (40% of house footprint allowed) is 276 square feet.
- The applicant proposes a garage of 564 square feet, which requires an area variance for size, based on the house footprint.
- The proposed garage area is between what is allowable in the zoning district (720 sf), and what is allowable per the size of the house footprint (276 sf).
- The allowable size of the garage based on 40% of the size of the house footprint does not allow for a usable garage & studio.
- Note that the proposed garage is adjacent to the Colonial Springs Condominium development trash container area. The proposed garage helps to screen the trash area from the applicants view, and does not negatively impact the view from the Colonial Springs trash area and parking lot.

N/F COLONIAL ASSOCIATES
DOCUMENT NO. 1989-2911



N/F REDNOUR
Liber 1934 cp 427

N/F COLONIAL ASSOCIATES
DOCUMENT NO. 1989-2911



Site Plan

Scale: 1" = 10'

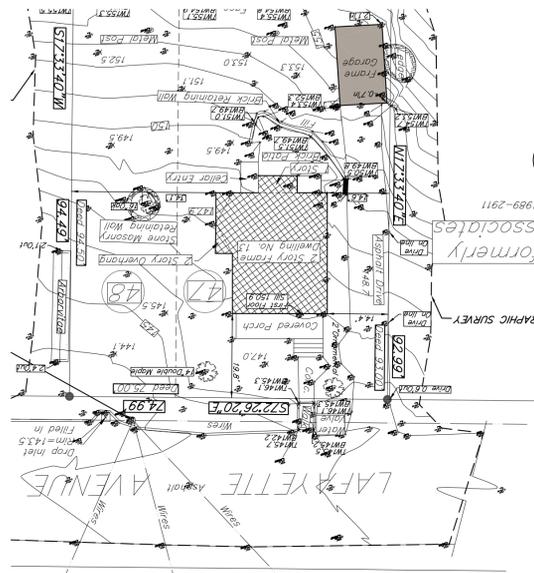
Variance Application
Sheet 1 of 1 - Site Plan

Owner:
Anthony & Samantha Naylor
13 Lafayette Avenue
Beacon, NY 12508

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

Naylor Residence Garage
13 Lafayette Avenue
Beacon, New York
Scale: 1" = 10'
March 28, 2018



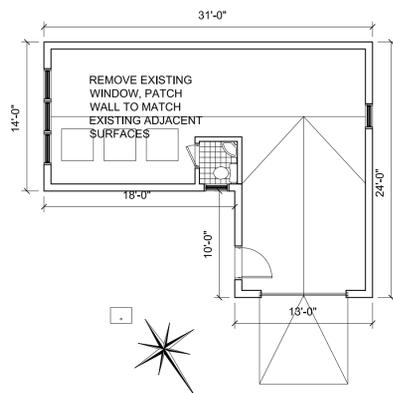
**Existing Survey
(For Reference Only)
Oriented to Site Plan**

Scale: 1" = 20'

ARTIST STUDIO WHICH USES OTHER THAN ONLY CUSTOMARY HOME OR HOME-SCALE EQUIPMENT, SUCH AS BUT NOT LIMITED TO A GAS-FIRED KILN OR A KILN, COPIER OR PRINTER REQUIRING MORE THAN 110-AMP SERVICE, ETC.

ARTIST STUDIO

THE WORKING AND/OR TEACHING SPACE FOR ONE OR MORE PAINTERS, PRINT MAKERS, PHOTOGRAPHERS, JEWELRY MAKERS, SCULPTORS OR ARTISANS WORKING WITH PAPER, CERAMICS, CLAY AND/OR OTHER FINE ART OR CRAFT MATERIALS, PERSONS WORKING IN THE GRAPHIC OR COMPUTER ARTS, OR PERFORMING ARTISTS SUCH AS MUSICIANS, DANCERS OR THEATER ARTISTS, TATTOO APPLIERS, BODY PIERCERS AND SIMILAR BUSINESSES SHALL NOT BE CONSIDERED ARTISTS FOR THE PURPOSES OF THIS DEFINITION.



Garage / Artist Studio Plan

Scale: 1/8" = 1'-0"



View



View

N/F COLONIAL ASSOCIATES
DOCUMENT NO. 1989-2911



Location Map
Not to Scale



Existing House

Zoning Summary

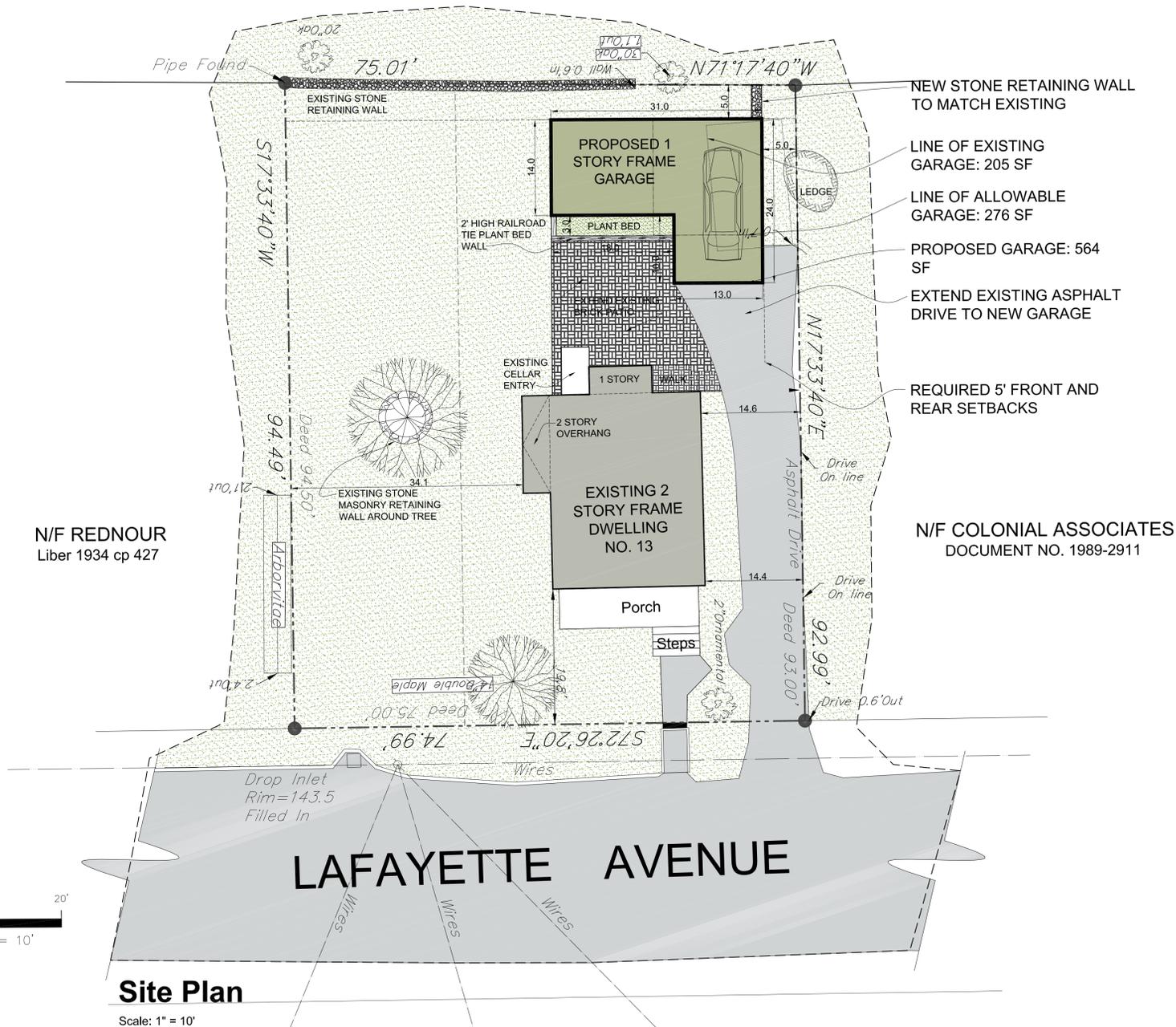
Zoning District:	R1-7.5
Tax Map No.:	5955-19-702109
Lot Area:	7,030 sf
Proposed Garage Footprint:	564 sf
Allowable Footprint By Zone:	720 sf
Allowable Footprint By Percent:	276 sf
(40% of House Footprint)	
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential - Garage/Studio

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
Total Required Parking Spaces		2 Parking Spaces
Total Proposed Parking Spaces		2 Parking Spaces

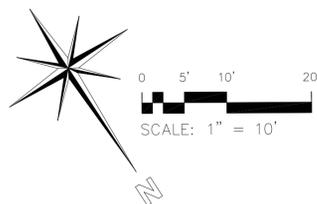
Notes:

- The allowable size of the garage by Schedule of Regulations for Accessory Buildings on Residential Lots, 223-17E, is 720 square feet.
- The allowable size of the garage by percent of house footprint per 223-17E (40% of house footprint allowed) is 276 square feet.
- The applicant proposes a garage of 564 square feet, which requires an area variance for size, based on the house footprint.
- The proposed garage area is between what is allowable in the zoning district (720 sf), and what is allowable per the size of the house footprint (276 sf).
- The allowable size of the garage based on 40% of the size of the house footprint does not allow for a usable garage & studio.
- Note that the proposed garage is adjacent to the Colonial Springs Condominium development trash container area. The proposed garage helps to screen the trash area from the applicants view, and does not negatively impact the view from the Colonial Springs trash area and parking lot.



Site Plan

Scale: 1" = 10'



Owner:
Anthony & Samantha Naylor
13 Lafayette Avenue
Beacon, NY 12508

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

Variance Application
Sheet 1 of 1 - Site Plan

Naylor Residence Garage
13 Lafayette Avenue
Beacon, New York
Scale: 1" = 10'
March 28, 2018