

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, June 19, 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 Norm Schofield, 1181 North Avenue, Tax Grid No. 30-5955-19-716048-00, R1-7.5 Zoning District, seeking relief from Section 223-12(H) for a proposed building which is located on a portion of the lot where the lot width (62 ft. proposed) is less than the required 75 ft.

City of Beacon Planning Board
6/19/2018

Title:

1181 North Avenue

Subject:

Application submitted by Norm Schofield, 1181 North Avenue, Tax Grid No. 30-5955-19-716048-00, R1-7.5 Zoning District, seeking relief from Section 223-12(H) for a proposed building which is located on a portion of the lot where the lot width (62 ft. proposed) is less than the required 75 ft.

Background:

ATTACHMENTS:

Description	Type
1181 North Avenue Application	Application
1181 North Avenue Site Plan	Plans
1181 North Avenue Floor Plans/Renderings	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Normington Schofield

ADDRESS:

1181 North Avenue

TELEPHONE: (845) 797-3796

E-MAIL:

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: ais@aisarch.com

PROPERTY LOCATION: 1181 North Avenue

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5955 BLOCK 19 LOTS 716048

Section of Zoning Code appealed from or Interpretation desired:

Allow lot width of 62 feet at the proposed building where 75 feet is required.

Reason supporting request:

The variance would allow the building to be placed in a way that infills an existing gap along North Avenue, and shields the view of the existing parking lot behind.

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

Site Plan, Elevations

Date: April 30, 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:

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: 1181 N. Ave Beacon, NY 12508
Project Address: 1181 N. Ave Beacon, NY 12508
Project Tax Grid # 5955-19-716048
Type of Application Subdivision

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, Nora Schofield, 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 ☐
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 ☒ Yes

Nora Schofield
Signature of Owner

President
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

FOR OFFICE USE ONLY

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

(Print) Norm Schofield

(Signature) Norm Schofield

FOR OFFICE USE ONLY
Application #

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: Norm Schofield

Address of Applicant: 1181 North Ave Beacon, NY 12508

Telephone Contact Information: (845) 797-3796

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.
North Ave. Properties, LLC	1181 N. Ave Beacon, NY 12508	(845) 797- 3796	4/4/2001 private sale	4/11/2001 Dutchess Co. Clerk

CITY OF BEACON
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ENTITY DISCLOSURE FORM

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

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

SECTION A. IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity North Ave. Properties, LLC	Address of Entity 1151 North Ave Beacon NY 12508
Place where such business entity was created <i>QMM</i>	Official Registrar's or Clerk's office where the document and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information (845) 747-3346

QMM

IF AFFIANT IS A CORPORATION:

Name of Entity North Ave Properties LLC	Telephone Contact Information (845) 747-3346
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Principal Place of Business of Entity <i>1181 North Ave Beacon, NY 12508</i>	Place and date of incorporation <i>5/24/01 Dutchess County clerk Poughkeepsie, NY</i>
Method of Incorporation <i>Affidavit of Publication 5/24/01</i>	Official Place where the documents and papers of incorporation were filed <i>Dutchess County Clerk Poughkeepsie, NY</i>

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
<i>Norm Schofield</i>	<i>22 Lapis Dr Beacon, NY</i>	<i>(845) 397- 3796</i>	<i>owner 100% President</i>

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

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 and Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES

☒ NO

Current Name	Other Names

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

Name	Address
Norm Schofield	28 Lapiro Dr. Beacon, NY 12508

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.

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

☒ YES

☐ NO

Name	Employer	Position
Norm Schofield	self	owner/president/ chiropractor

SECTION E. Is any party identified in Sections A- C 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

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

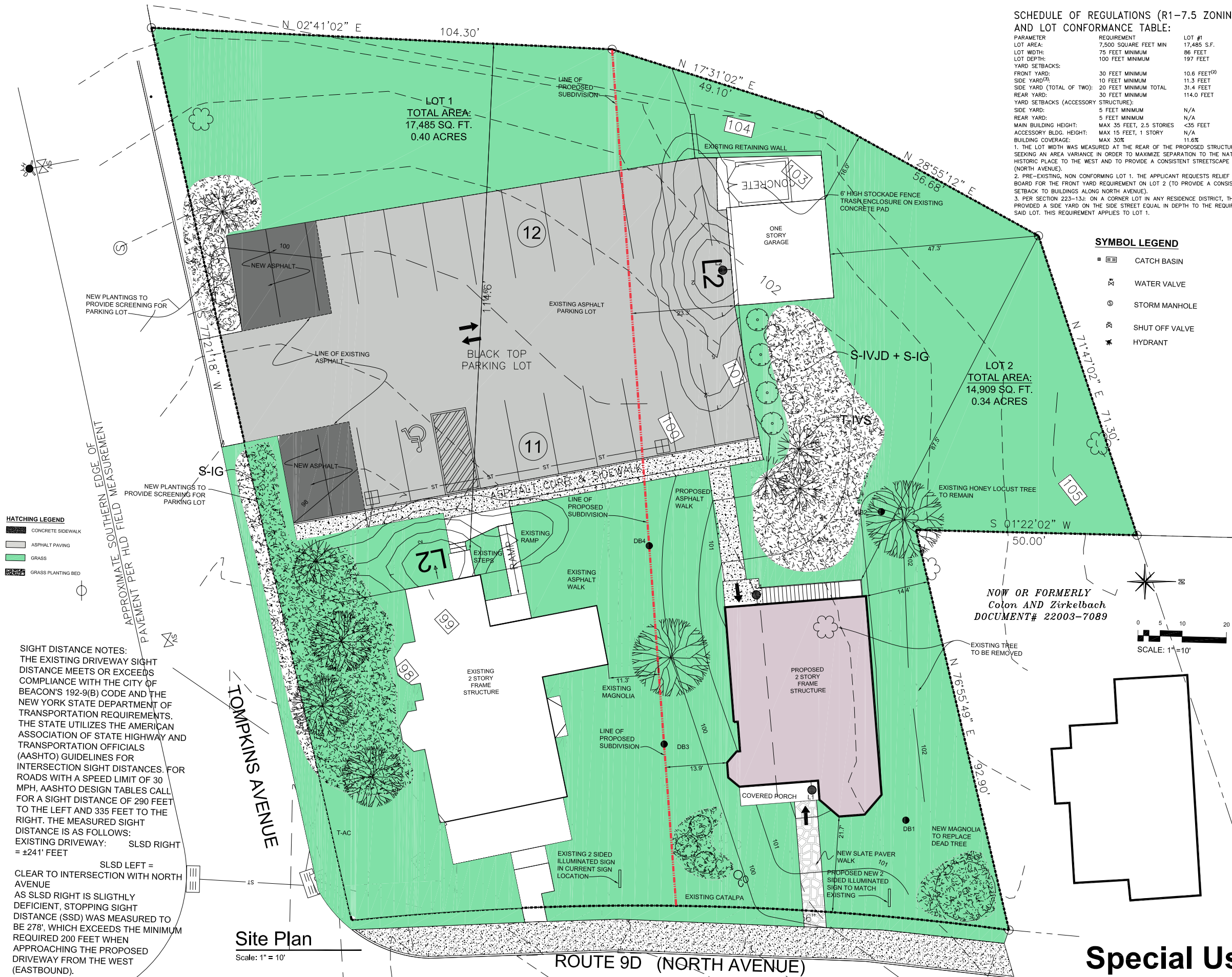
SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES
 ☒ NO

I, Nora Schofield being first duly sworn, according to law, deposes and says that I am (Title) President, an active and qualified member of the North Ave Properties a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Nora Schofield

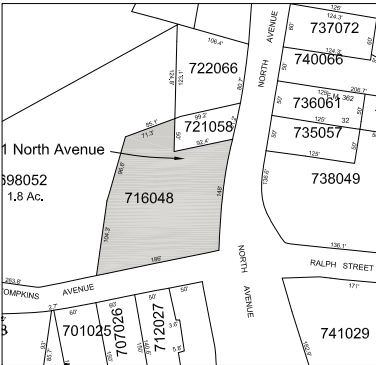
(Signature) *Nora Schofield*



SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT)
AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	7,500 SQUARE FEET MIN	17,485 S.F.	14,909 S.F.
LOT WIDTH:	75 FEET MINIMUM	86 FEET	62 FEET ⁽¹⁾
LOT DEPTH:	100 FEET MINIMUM	197 FEET	181 FEET
YARD SETBACKS:			
FRONT YARD:	30 FEET MINIMUM	10.6 FEET ⁽²⁾	21.9 FEET ¹
SIDE YARD ⁽³⁾ :	10 FEET MINIMUM	11.3 FEET	13.7 FEET
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	31.4 FEET	26.3 FEET
REAR YARD:	30 FEET MINIMUM	114.0 FEET	87.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	16.0 FEET
REAR YARD:	5 FEET MINIMUM	N/A	47.3 FEET
MIN. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	<15 FEET
BUILDING COVERAGE:	MAX 30%	11.6%	13.1%

1. THE LOT WIDTH WAS MEASURED AT THE REAR OF THE PROPOSED STRUCTURE. THE APPLICANT IS SEEKING AN AREA VARIANCE IN ORDER TO MAXIMIZE SEPARATION TO THE NATIONALLY REGISTERED HISTORIC DISTRICT TO THE WEST AND TO PROVIDE A CONSISTENT STREETScape ALONG ROUTE 90 (NORTH AVENUE).
2. PRE-EXISTING, NON CONFORMING LOT 1. THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT 2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO BUILDINGS ALONG NORTH AVENUE).
3. PER SECTION 22-22, THE VARIATOR LOT HAS ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT. THIS REQUIREMENT APPLIES TO LOT 1.



Location Map

Not to Scale

Zoning Summary

Zoning District:	R1-7.5 (One Family)
Tax Map No.:	5955-19-716048
Existing Lot Area:	0.74 acres (32,394 sf)
Proposed Subdivided Lot Areas	
Lot 1:	0.40 acres (17,485 sf)
Lot 2:	0.34 acres (14,909 sf)
Proposed Building Footprint:	1,300 Square Feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Office Building
Proposed Use:	Office Building
	Sub-divide property to create new office building on new lot

Parking & Loading

Parking Requirements	Area	Parking Requirement
Office / Professional Use		
Proposed Office Building 1 space for each 200 square feet gross floor area per current Zoning Code requirements	2,600	13 Spaces
Existing Office Building to Remain Previously approved requirement of 1 space for each 250 square feet of gross floor area	2,340 SF	10 Spaces
Total Required Parking Spaces		23 Parking Spaces
Total Proposed Parking Spaces		23 Parking Spaces

Notes:

1. The proposed Office use is allowed by Special Use Permit issued by the City Council.
2. The siting of the proposed building on the newly created parcel fills a void in the continuous street frontage common along both sides of this block, and reinforces the historical nature of the original city plan along this length of North Avenue. The building screens the existing parking lot towards the rear of the property.
3. The proposed and existing lots, after subdivision, will comply with bulk requirements for the R1-7.5 Zoning District, thereby making similar a potential future conversion to residential use in either or both buildings.
4. The proposed building complies with Zoning for setbacks and height.
5. Office hours are 7:00am to 10:00 pm, Monday through Sunday, inclusive.
6. The existing business identification sign is proposed to remain in it's current location between the new and existing buildings. The sign is proposed to be lit with a shielded, concealed light source 12 watt LED strip fixture.

DOCUMENT# 2

Index of Drawings

Sheet 1 of 5	Site Plan
Sheet 2 of 5	Existing Conditions Survey & Planting
Sheet 3 of 5	Floor Plans & Elevations
Sheet 4 of 5	Grading & Utility Plan
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 1 of 5 - Site Plan

Owner:
North Avenue Properties, LLC
1181 North Avenue
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
John J. Post, Jr.
P.O. Box 827
Stone Ridge, New York

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Office Building - 1181 North Avenue



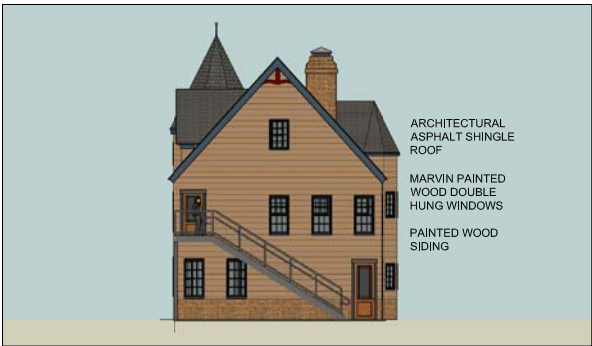
Elevation: East



Elevation: North



Elevation: South



Elevation: West

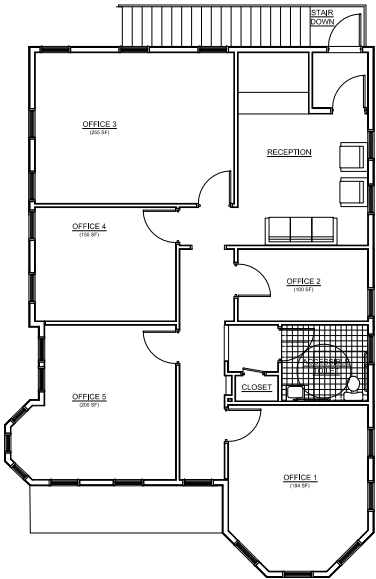
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/27/18	REVISED FLOOR PLANS ONLY	AJS
2	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS

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

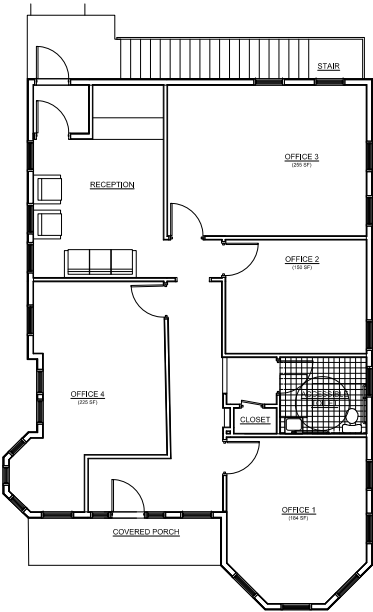
_____, SECRETARY

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



Proposed 2nd Floor Plan

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



Proposed 1st Floor Plan

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



Special Use Permit Application

Sheet 3 of 5 - Renderings