

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, July 17, 2018** in the Municipal Center Courtroom. The meeting will begin with a discussion of Miscellaneous Business, all public hearings will begin immediately thereafter but no later than at 7:30 PM.

1. **Miscellaneous Business**

River Ridge Views, LLC, Wolcott Avenue (a.k.a. Parcel "L"), for an amendment to Condition #2 of the Resolution of approval adopted on February 28, 2018 regarding time limit to obtain a building permit

2. Application submitted by Amit Kochhar, 35 Rombout Avenue, Tax Grid No. 30-5954-34-688852-00, R1-7.5 Zoning District, seeking relief from Section 223-17(C) for a 412 sq. ft. two-story addition with an 8.1 ft. side yard setback (*10 ft. required*)
3. Application submitted by Gloria Gamble, 98 Rombout Avenue, Tax Grid No. 30-5954-35-769843-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to rebuild a fire-damaged house on the existing footprint with 1.5 ft. and 7.7 ft. side yard setbacks (*10 ft. required*); and construct a 12 ft. x 24.5 ft. two-story rear addition with 0.9 ft. and 7.8 ft. side yard setbacks (*10 ft. required*); and to allow 1,581 sq. ft. of total lot coverage (*1,349 sq. ft. maximum is permitted*)
4. Application submitted by Coulter Young, 100 Rombout Avenue, Tax Grid No. 30-5954-35-772842-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to construct an 396 sq. ft. detached garage (*246 sq. ft. maximum is permitted*) and to allow 1,563 sq. ft. of total lot coverage (*1,296 sq. ft. maximum permitted*)

City of Beacon Planning Board
7/17/2018

Title:

Miscellaneous Business

Subject:

Miscellaneous Business

River Ridge Views, LLC, Wolcott Avenue (a.k.a. Parcel "L"), for an amendment to Condition #2 of the Resolution of approval adopted on February 28, 2018 regarding time limit to obtain a building permit

Background:

ATTACHMENTS:

Description	Type
River Ridge Request for Amendment to Resolution	Cover Memo/Letter



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Jennifer L. Van Tuyl
jvantuyl@cuddyfeder.com

June 26, 2018

Hon. John Dunne, Chairman
& Members of the Zoning Board of Appeals
One Municipal Plaza
Beacon, New York 12508

Re: River Ridge Views, LLC – Amendment to Resolution

Dear Chairman Dunne and Zoning Board members:

On behalf of the Applicant, I am writing to request that this matter be placed on the July 17th Zoning Board of Appeals agenda to consider a limited amendment to Condition #2 of the Resolution of approval adopted on February 28, 2018, a copy of which is attached for reference.

Condition #2 in the present Resolution reads as follows:

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

The Applicant respectfully requests that the Resolution be amended to read as follows (new language underlined):

The applicant has six months to commence construction following the date of issuance of a building permit and 24 months after the date of issuance of said building permit to complete construction. The Applicant has six months to obtain a building permit from the applicant's last appearance before the Planning Board including any appearance before the Planning Board for a request for an extension. ~~date of the Planning Board's Site Plan and Subdivision approval~~

C&F: 3782481.1



June 26, 2018

Page 2

Thank you for your consideration. We look forward to discussing this matter at the July Zoning Board of Appeals meeting.

Very truly yours,

A handwritten signature in blue ink, appearing to read "JL Van Tuyl".

Jennifer L. Van Tuyl

cc: Drew Gamils, Esq.
Dan Koehler P.E.
Aryeh Siegel
Gary Joseph

C&F: 3782481.1

City of Beacon
Zoning Board of Appeals

RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

Resolution Approved: February 21, 2018

Dated: February 28, 2018


John Dunne, Chairman

Mr. Dunne called the roll:

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

City of Beacon Planning Board
7/17/2018

Title:

35 Rombout Avenue

Subject:

Application submitted by Amit Kochhar, 35 Rombout Avenue, Tax Grid No. 30-5954-34-688852-00, R1-7.5 Zoning District, seeking relief from Section 223-17(C) for a 412 sq. ft. two-story addition with an 8.1 ft. side yard setback (*10 ft. required*)

Background:

ATTACHMENTS:

Description	Type
35 Rombout Application	Application
35 Rombout EAF	EAF
35 Rombout Survey	Map

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: AMIT KOCHHAR

ADDRESS: 35 ROMBOUT AVE

TELEPHONE: 917-225-1249

BEACON, NY 12508

E-MAIL: AMITK@ME.COM

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: JEFF WILKINSON, R.A.

ADDRESS: 13 CHAMBERS ST

TELEPHONE: 845-565-1835

NEWBURGH, NY 12550

E-MAIL: HUDSONVALLEYARLH@GMAIL.COM

PROPERTY LOCATION: 35 ROMBOUT AVE.

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 34 LOT 6888 52

Section of Zoning Code appealed from or Interpretation desired:

RELIEF FROM REQUIRED 15 FOOT SIDEYARD SETBACK. APPROXIMATELY
6 FT X 2 FT OF THE PROPOSED ADDITION WILL NEED A VARIANCE
(12 S.F.) OF 2'-4" TO BE GRANTED A BUILDING PERMIT.

Reason supporting request:

THE AREA IN QUESTION CONTINUES THE LINE OF THE EXISTING HOUSE.

THE ADDITION WILL BE SYMPATHETIC TO THE HISTORIC NATURE OF THE
PROPERTY AND WILL OVERALL IMPROVE THE LOOK AND APPEARANCE OF PROPERTY.

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

SEE ATTACHED DRAWINGS

Date: JUNE 16, 2018

Kochhar

Owner's Signature

Kochhar

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: AMIT KOCHHAR

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:

396 MAIN STREET ✓

Applicant Address: 35 ROMBOUT AVE

Project Address: 35 ROMBOUT AVE ✓

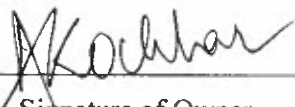
Project Tax Grid # 5954-34-68852

Type of Application ZBA AREA VARIANCE / BUILDING PERMIT

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, AMIT KOCHHAR, 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 NONE
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon NONE
3. ALL tax payments due to the City of Beacon are current YES PAID
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon NONE
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NONE
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current NONE


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

—	—	—
—	✓	
—	✓	

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: AMIT KOCHHAR

Address of Applicant: 35 ROMBOUT AVE, BEACON, NY

Telephone Contact Information: 917-225-1249

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.
KAREN REITER	35 ROMBOUT AVE	917-225-1249	11/26/2012	BEACON
AMIT KOCHHAR	"	917-225-1249	"	BEACON

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.

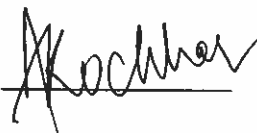
☒ NO

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

(Print) AMIT KOCHHAR

(Signature) 

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

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, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, 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) _____

(Signature) _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: ADDITION TO 35 ROMBOUT AVE., BEACON, NY 12508			
Project Location (describe, and attach a location map): 35 ROMBOUT AVE., BEACON, NY 12508			
Brief Description of Proposed Action: TO ADD A TWO-STOREY WOOD FRAMED ADDITION TO AN EXISTING 1950'S ERA HOUSE. PLANNED EXPANSION WILL COMPLIMENT THE HISTORIC NATURE OF ORIGINAL STRUCTURE. EXISTING PIECE MEAL- ADDITIONS WILL BE REMOVED.			
Name of Applicant or Sponsor: AMIT KOCHHAR		Telephone: 917-225-1249	
		E-Mail: AMITK@ME.COM	
Address: 35 ROMBOUT AVE			
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	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: CITY OF BEACON ZONING BOARD OF APPEALS. ARCHITECTURAL REVIEW BOARD. CITY OF BEACON BUILDING PERMIT.		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.41 acres	
b. Total acreage to be physically disturbed?		.055 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.41 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 type="checkbox"/> Commercial <input 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
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)?	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
If Yes, briefly describe: <u>GOES TO EXISTING DRAIN ON ROMBOUT</u>			

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>AMIT KOCHHAR</u> Date: <u>6/16/18</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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT



JEFF WILKINSON, R.A.
13 CHAMBERS STREET,
NEWBURGH, NY 12550
845. 565.1835 www.jwra.com

OWNER:
KOCHHAR-REITER
35 ROMBOUT
BEACON, NY 12508

PROJECT:
RENOVATION & ADDITION TO
35 ROMBOUT
BEACON, NY 12508

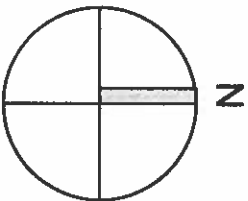
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DATE: 6.19.18

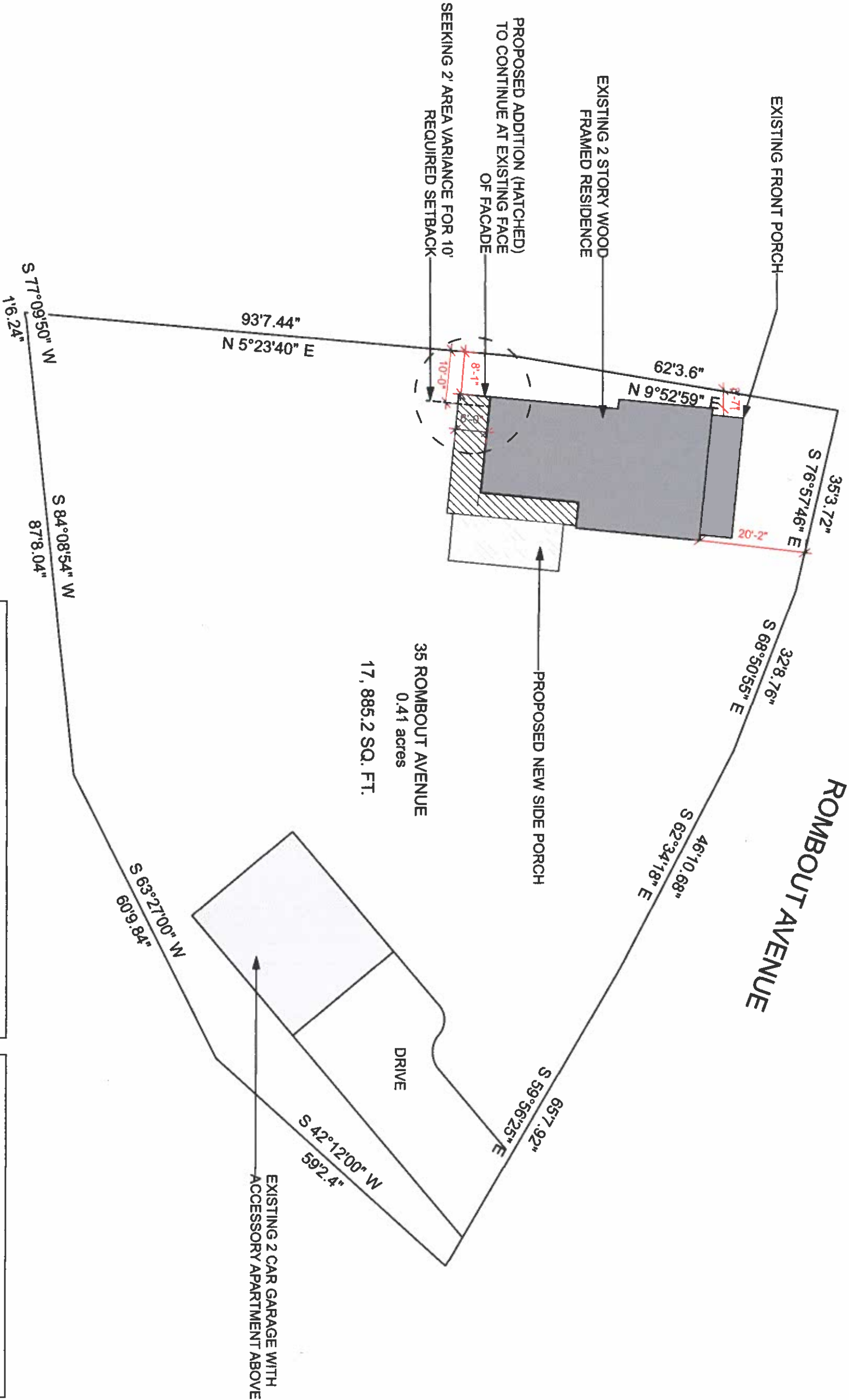
PLAN I.D.

SCALE: 1" = 20'-0

DWG NO:



S-1



PLOT PLAN

BASED ON SURVEY BY DENNIS E. WALDEN,
LAND SURVEYOR

SITE AREA: 17885.2 sq ft

EXISTING SITE COVERAGE: 1813 sq ft

PROPOSED SITE COVERAGE: 2219 sq ft (12.4%)

ZONING DISTRICT : R1-7.5

HISTORIC DISTRICT AND LANDMARK
OVERLAY ZONE

Grid No. : 5954-34-688852

City of Beacon Planning Board
7/17/2018

Title:

98 Rombout Avenue

Subject:

Application submitted by Gloria Gamble, 98 Rombout Avenue, Tax Grid No. 30-5954-35-769843-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to rebuild a fire-damaged house on the existing footprint with 1.5 ft. and 7.7 ft. side yard setbacks (*10 ft. required*); and construct a 12 ft. x 24.5 ft. two-story rear addition with 0.9 ft. and 7.8 ft. side yard setbacks (*10 ft. required*); and to allow 1,581 sq. ft. of total lot coverage (*1,349 sq. ft. maximum is permitted*)

Background:

ATTACHMENTS:

Description	Type
98 Rombout Application	Application
98 Rombout EAF	EAF
98 Rombout Survey	Map

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Gloria E. Gamble

ADDRESS: 98 Romibault Ave

TELEPHONE: 845-764-0448

E-MAIL: remembergg@yahoo.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 35 LOT 769843

Section of Zoning Code appealed from or Interpretation desired: Rebuild fire damaged house - 2-story rear addition
223-17C - House ^{on} existing footprint: 1.5 x 7.7 ft side yard setbacks (10 ft. req'd)
Rear addition: 0.9 x 7.8 ft. side yard setbacks (10 ft. req'd) AND 1,581 sq ft. total lot coverage
(1,349 sq. ft. max permitted)

Reason supporting request:

Rebuild fire damaged House with new rear addition

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

Survey

Date: _____

X G. Gamble

Owner's Signature

Fee Schedule

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

Applicant's Signature

escrow fees may apply if required by Chairman

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Gamble

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: 98 Rombout Avenue

Project Address:

Project Tax Grid #

Type of Application

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, _____, 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 | <u>NO</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>NO</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>yes</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>NO</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>yes</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>yes</u> |

X Gamble

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

gm

BT

ES

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 AName of Applicant: Gloria E. GambleAddress of Applicant: 98 Rombout ave. Beacon Ny. 12508Telephone Contact Information: 845-764-0448**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.

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

(Print) X Gloria E Gamble

(Signature) X *Gamble*

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Gloria Gamble</div>																		
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">98 Rombout</div>																		
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Replace existing fire damage house with new that extends 20' towards rear of existing</div>																		
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Gloria Gamble</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">784-0448</div>																
		E-Mail:																
Address: <div style="font-size: 1.2em; font-family: cursive;">98 Rombout</div>																		
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Beacon</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12508</div>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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><input checked="" type="checkbox"/></td><td><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%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td><input checked="" type="checkbox"/></td><td><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? _____ acres																		
b. Total acreage to be physically disturbed? _____ acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input type="checkbox"/> Urban</td><td><input type="checkbox"/> Rural (non-agriculture)</td><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input type="checkbox"/> Forest</td><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<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				
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<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 checked="" 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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"/>	<input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: 6/26/18

Signature: X H. Sambe

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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"/>

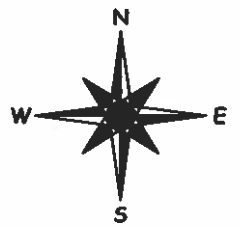
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

NOTES

1. Field location work performed on June 9, 2018.
2. Surveyed as per maps and deeds filed and recorded in the Dutchess County Clerk's Office as noted hereon and as in indicated possession.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts an accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.



Now or Formerly
Rochelle Tucker
Liber 1660/541

Now or Formerly
Craig Gin Wan Chin
Doc. No. 02-2011-920

Now or Formerly
Addison Goodson
Doc. No. 02-2005-2802

98 Rombout Ave.
Beacon, NY 12508
Tax ID: 5954-35-769843
Libr 1987/285
0.10± Ac.

Now or Formerly
Coultter & Jeannine Young
Doc. No. 02-2017-2309

Revised: 6/21/20018

Map of a Survey
for

GAMBLE

City of Beacon
Scale: 1"=20'

Dutchess County, New York
June 11, 2018



Spencer S. Hall, Land Surveyor

NYS Lic. No.: 49138
6244 Route 82, Stanfordville, NY 12581
(845) 868-1262

City of Beacon Planning Board
7/17/2018

Title:

100 Rombout Avenue

Subject:

Application submitted by Coulter Young, 100 Rombout Avenue, Tax Grid No. 30-5954-35-772842-00, R1-5 Zoning District, seeking relief from Section 223-17(C) to construct an 396 sq. ft. detached garage (*246 sq. ft. maximum is permitted*) and to allow 1,563 sq. ft. of total lot coverage (*1,296 sq. ft. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
100 Rombout Application	Application
100 Rombout EAF	EAF
100 Rombout Survey	Map

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Coulter Young

ADDRESS: 100 Rombout AVE
BEACON, NY 12508

TELEPHONE: 914-419-9089

E-MAIL: Coulter4@optonline.net

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: R1.5

TAX MAP DESIGNATION: SECTION 5954 BLOCK 35 LOT 772842

Section of Zoning Code appealed from or Interpretation desired:

223-176 to construct a 39% s.f. detached garage (24% s.f. max permitted) and to allow 1563 s.f. of total lot coverage (129% s.f. max permitted)

Reason supporting request:

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

Date: 6/21/18

Coulter Young
Owner's Signature

Coulter Young
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: Coulter Young

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: 100 Rombout

Project Address: _____

Project Tax Grid # _____

Type of Application _____

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, Coulter Young, 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 true
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 YES

Coulter Young
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"/>	YM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	SI

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: Coulter Young
 Address of Applicant: 100 Rombout AVE
 Telephone Contact Information: 914 419 9089

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.
Coulter Young	100 Rombout AVE	914-419-9089		

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

(Print)

Coulter Young

(Signature)

Coulter Young

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Construction of Detached Garage</div>																		
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">Back Yard</div>																		
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Construction of a 18 x 22 one car garage</div>																		
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Coulter Young</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">914 419 9089</div> E-Mail: <div style="font-size: 1.2em; font-family: cursive;">Coulter4@optonline.net</div>																
Address: <div style="font-size: 1.2em; font-family: cursive;">100 Rombout AVE</div>																		
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Beacon</div>		State: <div style="font-size: 1.2em; font-family: cursive;">N.Y.</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">12508</div>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; padding: 2px;">NO</td><td style="width: 50%; padding: 2px;">YES</td></tr><tr><td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td><td style="text-align: center; padding: 5px;"><input type="checkbox"/></td></tr></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
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NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action? <div style="float: right; font-size: 1.2em; font-family: cursive;">0.10</div> acres																		
b. Total acreage to be physically disturbed? <div style="float: right; font-size: 1.2em; font-family: cursive;">396</div> acres <div style="float: right; font-size: 1.2em; font-family: cursive;">52FT</div>																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; font-size: 1.2em; font-family: cursive;">No</div> acres																		
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<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 checked="" 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: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NO, water in garage</u> NO		NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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"/>	<input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Coulter Young</u> Date: <u>6/22/2018</u> Signature: <u>Coulter Young</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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<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.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Name of Lead Agency</td> <td style="width: 50%; border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black;">Title of Responsible Officer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		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)
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PRINT

