

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

The Zoning Board of Appeals will meet on **Wednesday, February 20, 2019** in the Municipal Center Courtroom. The meeting will begin 7:00 p.m. and the public hearing portion of the meeting will begin immediately thereafter, but not later than at 8:00 PM.

1. Continue review of application submitted by PIE Developers, 53 Eliza Street, Tax Grid No. 30-6054-29-031870-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance and Area Variance to allow a 9-unit multi-family development (*not a public hearing*)
2. Application submitted by Travis & Katherine Hayes, 11 Iris Circle, Tax Grid No. 30-5954-43-786650-00, R1-7.5 Zoning District, for relief from Section 223-17(C) to construct a one-story dining room and living room addition with a 6 ft. side yard setback (*10 ft. required*)
3. Application submitted by Thom & LouAnn Joyce, 136 Washington Avenue, Tax Grid No. 30-6054-32-389796-00, R1-10 Zoning District, for relief from Section 223-17(C) for a front and rear addition with 26 ft. front yard setback (*35 ft. required*) and a 26 ft. rear yard setback (*35 ft. required*)
4. Application submitted by Ryan Havers & Lori Merhige, 104 South Chestnut Street, Tax Grid No. 30-5954-44-880723-00, R1-5 Zoning District, for relief from Section 223-17(C) for a second floor addition with 21 ft. front yard setback (*30 ft. required*) and a 4 ft. side yard setback (*12.5 ft. required*)
5. 98 Rombout Avenue - Consider request for 6-month extension of approval granted 7/17/2018

City of Beacon Planning Board
2/20/2019

Title:

53 Eliza Street

Subject:

Continue review of application submitted by PIE Developers, 53 Eliza Street, Tax Grid No. 30-6054-29-031870-00, R1-5 Zoning District, seeking relief from Section 223-17(C) for a Use Variance and Area Variance to allow a 9-unit multi-family development (*not a public hearing*)

Background:

ATTACHMENTS:

Description	Type
53 Eliza Street - 1.29.19 Supplemental Submission - Cover Letter to ZBA	Cover Memo/Letter
Exhibit A - Accountant Statement - 53 Eliza	Backup Material



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

January 29, 2019

**VIA HAND DELIVERY
AND EMAIL**

Hon. John Dunne
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

RE: Application for Use & Area Variances – Accountant Confirmation of Cost Basis
Property: 53 Eliza Street, Beacon, New York (Tax ID: 130200-6054-29-031870)

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

On behalf of PIE Development Company, Inc. (the “Applicant”), we respectfully submit this letter in furtherance of the above-referenced application for variance relief to replace the existing legal non-conforming commercial use on the residentially zoned Property with multi-family apartments consisting of nine (9) units (“Project”).

This letter supplements our most-recent letter to this Board, dated January 7, 2019 and provides additional information in response to this Board’s request for the Applicant’s Accountant to review the Cost Basis in the Applicant’s Financial Analysis, taking into account depreciation. The Applicant appreciates the opportunity to provide this Board with additional details in support of the Applicant’s Financial Analysis.¹

As is more fully detailed in the enclosed Accountant Statement prepared by Kevin M. Davis, CPA, dated January 29, 2019, it is respectfully submitted that the Applicant’s Financial Analysis has provided substantial (and voluminous) dollars and cents proof that the use of the Property for a residential use, as proposed, is the only viable use, and that the number of units requested, nine (9) units, is the minimum variance that would provide a reasonable return. See **Exhibit A**. The Applicant’s Accountant considered the Applicant’s detailed Financial Analysis, including the Applicant’s prior submissions to this Board, as well as the Applicant’s prior tax history in confirming that the detailed Financial Analysis is consistent with the Accountant’s findings when factoring in depreciation of the building and improvements made by the Applicant over his last thirty (30) years of ownership of the Property. See **Exhibit A**.

¹ Note: The Applicant’s Financial Analysis incorporates the details contained in the Applicant’s submissions dated August 28, September 25, October 30, November 28, December 14 and January 7, and includes the details presented by the Applicant’s financial consultants at this Board’s December 18th and January 15th Public Hearings.



January 29, 2019

Page -2-

CONCLUSION

For the reasons set forth herein and as previously submitted to this Board, and which will be further discussed at the Board's February 20th meeting, the Applicant respectfully submits that, under the tests provided by the law, the issuance of the Use and Area Variances are justified.

Should the ZBA or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you for your attention to and consideration of this matter.

Very truly yours,



Taylor M. Palmer

Enclosures

cc: Drew V. Gamils, Esq.;
David Buckley, Building Inspector

KEVIN M. DAVIS, CPA

338 MAIN STREET
BEACON, NY 12508
TELE.: (845) 838-2583
KEVDAVISCPA@GMAIL.COM

January 29, 2019

Hon. John Dunne
And Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Project/Premises: 53 Eliza Street, Beacon, New York 12508
Accountant Statement Regarding Cost Basis

Dear Hon. John Dunne & ZBA Members,

My office has been contacted by PIE Development Company, Inc. ("PDC"), regarding the cost basis of the existing commercial property located at 53 Eliza Street, Beacon, New York. I am a Certified Professional Accountant, with 27 years of experience, and I have handled the accounting needs of PDC for the last two (2) years, including preparing PDC's tax returns.

I understand that the Zoning Board of Appeals has made an inquiry regarding the cost basis that was prepared by PDC and its consultants for the property. Accordingly, I have conducted a thorough review of PDC's prior tax history for the last ten (10) years and I have reviewed a confidential memorandum prepared by PDC dated October 30, 2018 that was used to establish land cost in PDC's financial analysis previously submitted to your Board.

The Premises were purchased in March of 1999 for \$161,039. The cost basis allocation was the following:

Building	\$145,000
Land	\$ 10,000
Closing Costs	\$ 6,039

For Income Tax purposes, the building was depreciated over 39 years, as allowed by the Internal Revenue Code. As of December 31, 2017, the building was depreciated \$69,867 to date and had a cost basis of \$75,133 (\$145,000 - \$69,867). Improvements made to the Premises over the last thirty (30) years were made but never depreciated in the tax returns.

Accordingly, it is my professional opinion that the current cost basis remains \$75,133 (\$145,000 - \$69,867) plus the cost of improvements (\$545,000) for a total of \$620,133. This cost basis is consistent with the cost basis provided in PDC's Financial Analysis, only this cost basis also factors in depreciation.

Sincerely,


Kevin M. Davis, CPA

City of Beacon Planning Board
2/20/2019

Title:

11 Iris Circle

Subject:

Application submitted by Travis & Katherine Hayes, 11 Iris Circle, Tax Grid No. 30-5954-43-786650-00, R1-7.5 Zoning District, for relief from Section 223-17(C) to construct a one-story dining room and living room addition with a 6 ft. side yard setback (*10 ft. required*)

Background:

ATTACHMENTS:

Description	Type
11 Iris Circle Application	Application
11 Iris Circle EAF	EAF
11 Iris Circle Survey	Map
11 Iris Circle Elevations & Floor Plan	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Travis M. Hayes
Kathleen Hayes

TELEPHONE: 718-702-6964

ADDRESS: 11 Iris Circle
Beacon, NY 12508

E-MAIL: travis.hayes@hotmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: kathystenglein@hotmail.com

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 11 Iris Circle

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 43 LOT 780650

Section of Zoning Code appealed from or Interpretation desired: Relief from

223-17C - for a one story dining room and living room addition with a
6 ft. side yard setting (10 ft. required)

Reason supporting request:

We love Beacon and our neighbors and neighborhood.
Our needs are outgrowing our space and we don't want to move.

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

Survey

Date: 12/20/18

X Travis M. Hayes
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: Travis Hayes & Kathleen Hayes

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: 11 Iris Circle, Beacon, NY 12508

Project Address: 11 Iris Circle, Beacon, NY 12508

Project Tax Grid # 5954-43-786650

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, Travis M. Hayes, 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 ✓ N.A.

X Travis M. Hayes
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
<u>✓</u>	<u>X</u>	<u>TH</u>
<u>_____</u>	<u>X</u>	<u>TH</u>
<u>_____</u>	<u>X</u>	<u>TH</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 AName of Applicant: Travis HayesAddress of Applicant: 11 Iris Circle, Beacon, NY 12508Telephone Contact Information: 718-702-6964**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.
Travis Hayes	11 Iris Circle Beacon, NY 12508	718-702-6964	6/30/2009 Purchased	8/6/2009 Dutchess County Clerk's Office
Kathleen Hayes	11 Iris Circle Beacon, NY 12508	718-702-6963	6/30/2009 Purchased	SAME

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

(Print) X Travis M. Hayes

(Signature) X Travis M. Hayes

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: <u>Addition + Remodel</u>																		
Project Location (describe, and attach a location map): <u>11 Iris Circle, Beacon, NY 12508</u>																		
Brief Description of Proposed Action: <u>extend footprint of home 13 feet to the west and 5 feet to the east. Reconfigure bedrooms and bathrooms. Add mudroom and one bedroom and remodel kitchen.</u>																		
Name of Applicant or Sponsor: <u>Travis Hayes</u>		Telephone: <u>718-702-6264</u>																
		E-Mail: <u>travishayes@hotmail.com</u>																
Address: <u>11 Iris Circle</u>																		
City/PO: <u>Beacon</u>		State: <u>NY</u>	Zip Code: <u>12508</u>															
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? <u>0.17</u> acres																		
b. Total acreage to be physically disturbed? <u>0.008</u> acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.17</u> acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input checked="" 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 checked="" 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				
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)														
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____															
<input type="checkbox"/> Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <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 type="checkbox"/>	<input checked="" 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 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 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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>Travis M. Hayes</u>		Date: <u>X 12/20/18</u>
Signature: <u>X Travis M. Hayes</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?"

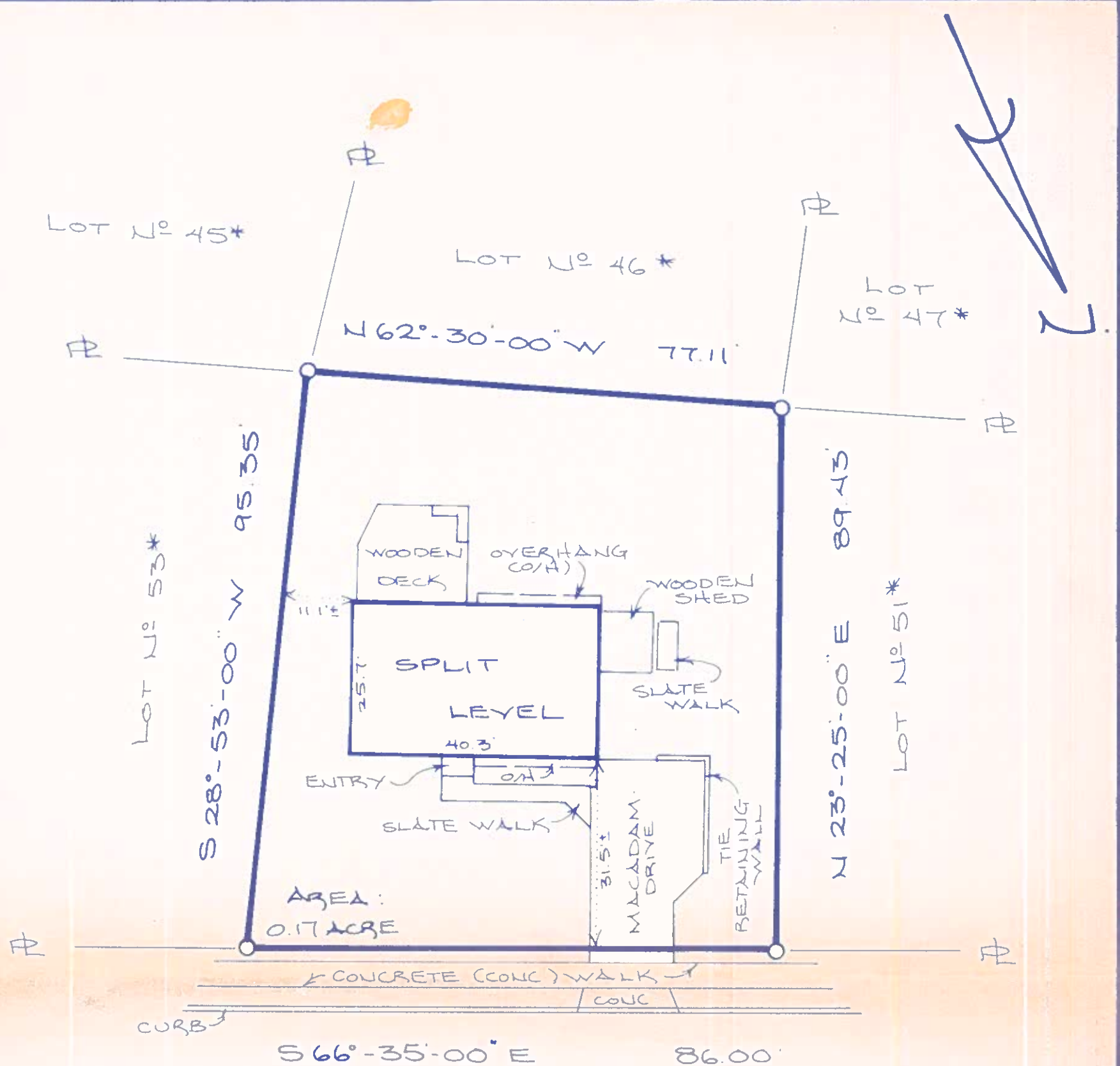
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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



IRIS CIRCLE

MAP OF SURVEY
LOT N^o 52

RIVER KNOLLS, SECTION II*

CITY OF BEACON
SCALE: 1" = 20'

DUTCHESS COUNTY, NEW YORK
JUNE 23, 2009

IT IS HEREBY CERTIFIED THAT THIS SURVEY
HAS BEEN PREPARED FOLLOWING ACCEPTED
PROFESSIONAL STANDARDS FOR TITLE SURVEYS

CERTIFIED TO:

- LAWYERS TITLE INSURANCE CORPORATION
- HUDSON VALLEY FEDERAL CREDIT UNION, ITS SUCCESSORS & ASSIGNS
- TRAVIS M. & KATHLEEN A.S. HAYES

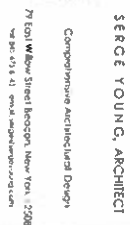
PREPARED BY:

J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NEW YORK 12603
(845) 485-2626

J.W. Komisar

60609

* MAP FILED IN THE DUTCHESS COUNTY CLERK'S
OFFICE ON 6/01/1987 AS MAP N^o 7734 A.

[illegible]

This is a detailed floor plan for a 1200 sq. ft. house. The layout includes a front porch, a living room with a fireplace, a dining room, a kitchen with a breakfast room, a central hall, two bedrooms, a bathroom, a second living room, and a back porch. The plan also shows a carport and a driveway. Dimensions for various rooms and overall measurements are provided.

Rooms and Dimensions:

- Living Room: 12' x 17'
- Dining Room: 12' x 12'
- Kitchen: 10' x 10'
- Breakfast Room: 10' x 10'
- Hall: 10' x 10'
- Bedroom 1: 12' x 12'
- Bedroom 2: 12' x 12'
- Bedroom 3: 12' x 12'
- Bath: 10' x 10'
- Living Room (Back): 12' x 17'
- Carport: 12' x 17'
- Driveway: 12' x 17'

Overall Dimensions:

- Overall Width: 32' 0"
- Overall Depth: 32' 0"
- Overall Area: 1200 sq. ft.

Comprehensive Architectural Design

79 EOI Willow Street Beacon, New York 12508
tel: 518-433-8141 email: info@beaconjournal.com

[illegible]

HAYES

PROJECT DESCRIPTION

Addition and Alteration to Residence for Kathy and Travis Meyer

PROJECT LOCATION11 Ws Circle
Brooklyn, New York 12308

PROPOSED FLOOR PLANS

1000

[illegible]

PROPOSED FLOOR PLANS

3. 下列各数中，是正数的是（ ）

A. -1 B. 0 C. 1 D. -2

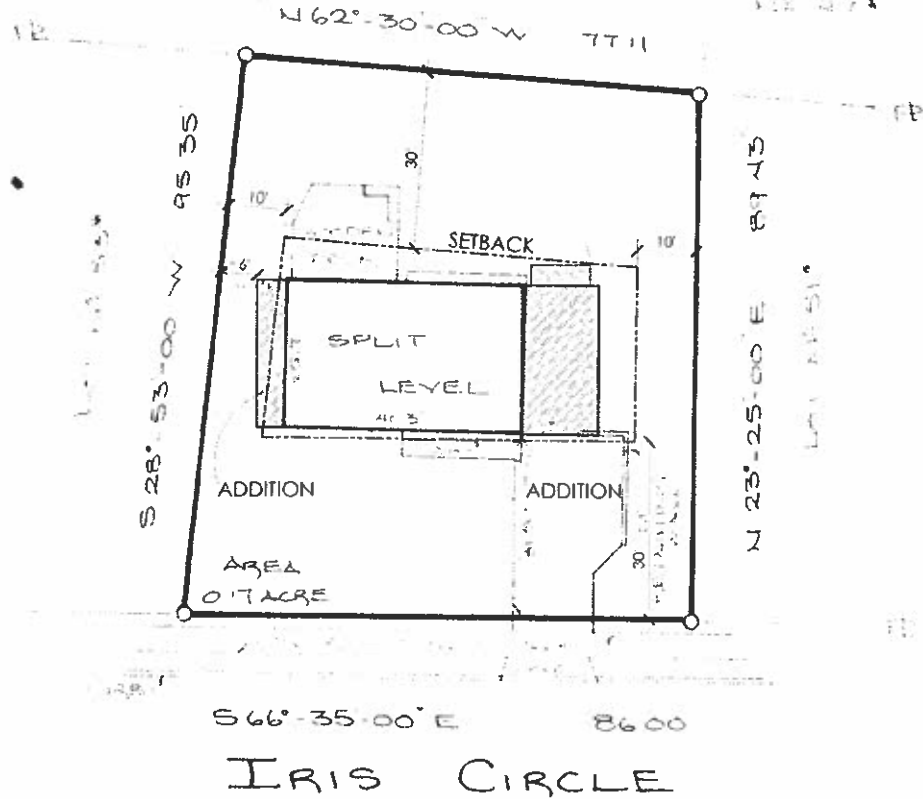
A circular micrograph showing a single cell. The cell has a large, dark, circular nucleus in the center, which contains a smaller, even darker nucleolus. The cytoplasm is lighter and less distinct.

DD1

111 Iris Circle

111 Iris Circle

111 Iris Circle



HAYES:

Addition and Alteration to Residence for Kathy and Travis Hayes

111 Iris Circle
Beacon, New York 12508

SITE DIAGRAM

Scale: 1"=20'

Date: 10.17.18

Drawn By: SY

SERGE YOUNG
ARCHITECT

29 East Willow Street
Beacon, New York 12508
845.475.6143

sergeyoung.com

City of Beacon Planning Board
2/20/2019

Title:

136 Washington Avenue

Subject:

Application submitted by Thom & LouAnn Joyce, 136 Washington Avenue, Tax Grid No. 30-6054-32-389796-00, R1-10 Zoning District, for relief from Section 223-17(C) for a front and rear addition with 26 ft. front yard setback (*35 ft. required*) and a 26 ft. rear yard setback (*35 ft. required*)

Background:

ATTACHMENTS:

Description	Type
136 Washington Avenue Application	Application
136 Washington Avenue EAF	EAF
136 Washington Avenue Survey	Map
136 Washington Avenue Site Plan	Plans
136 Washington Avenue Elevations	Plans
136 Washington Avenue 1st Floor Plan	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Thomas & Lou Ann Doyle

ADDRESS: 136 Washington Ave
Beacon N.Y. 12508

TELEPHONE: 845-831-8636

E-MAIL: thoma452@hotmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 136 Washington Avenue ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 0054 BLOCK 32 LOT 389796

Section of Zoning Code appealed from or Interpretation desired:

223.17c

Reason supporting request:

To add more living space, to close in the porch so no
water & cold come into the basement, beautify the house

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

Date: _____

Thomas Doyle
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: Thom + Joan Joyce

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: 136 Washington Ave Beacon N.Y.

Project Address: 136 Washington Ave Beacon N.Y.

Project Tax Grid # 6054-32-389796-0000

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, Thom + Joan Joyce, 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

✓ no violations
no
yes
yes no
no
yes

[Signature]
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>[Initials]</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>[Initials]</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Initials]</u>

pd 1-28-18

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:

Thom & You Ann Joyce

Address of Applicant:

136 Washington Ave Beacon N.Y. 12508

Telephone Contact Information:

845-831-8636**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.
Thom Joyce	Residence	831-8636		
You Ann Joyce	Residence	831-8636		

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

Tom Ann Joye

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

(Print) X THOM and JOU ANN JOYE

(Signature) X *Tom Ann Joye*
[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			
Adding to the Joyce house			
Name of Action or Project:			
136 Addition to the Grant and rear of the house			
Project Location (describe, and attach a location map):			
136 Washington Ave Beacon N.Y 12508			
Brief Description of Proposed Action:			
we will enclose the existing Grant porch to expand our living room, building up one story on the existing foundation they will help to keep the basement from getting water and cold from the open porch. We will tear down the existing back seasonal porch, add a new foundation to create more living space and to add another bathroom there is only one in our house			
Name of Applicant or Sponsor:		Telephone:	
Thom and SarAnn Joyce		845-831-8636	
Address:		E-Mail:	
136 Washington Ave		thom452@hotmail.com	
City/PO:		State:	Zip Code:
Beacon		New York	12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 0.172 acres			
b. Total acreage to be physically disturbed? 400 acres sq ft.			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.172 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input 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 type="checkbox"/>	YES <input checked="" 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 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 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>Theresa Louise Joya</u> Date: <u>Jan 23, 2019</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?"

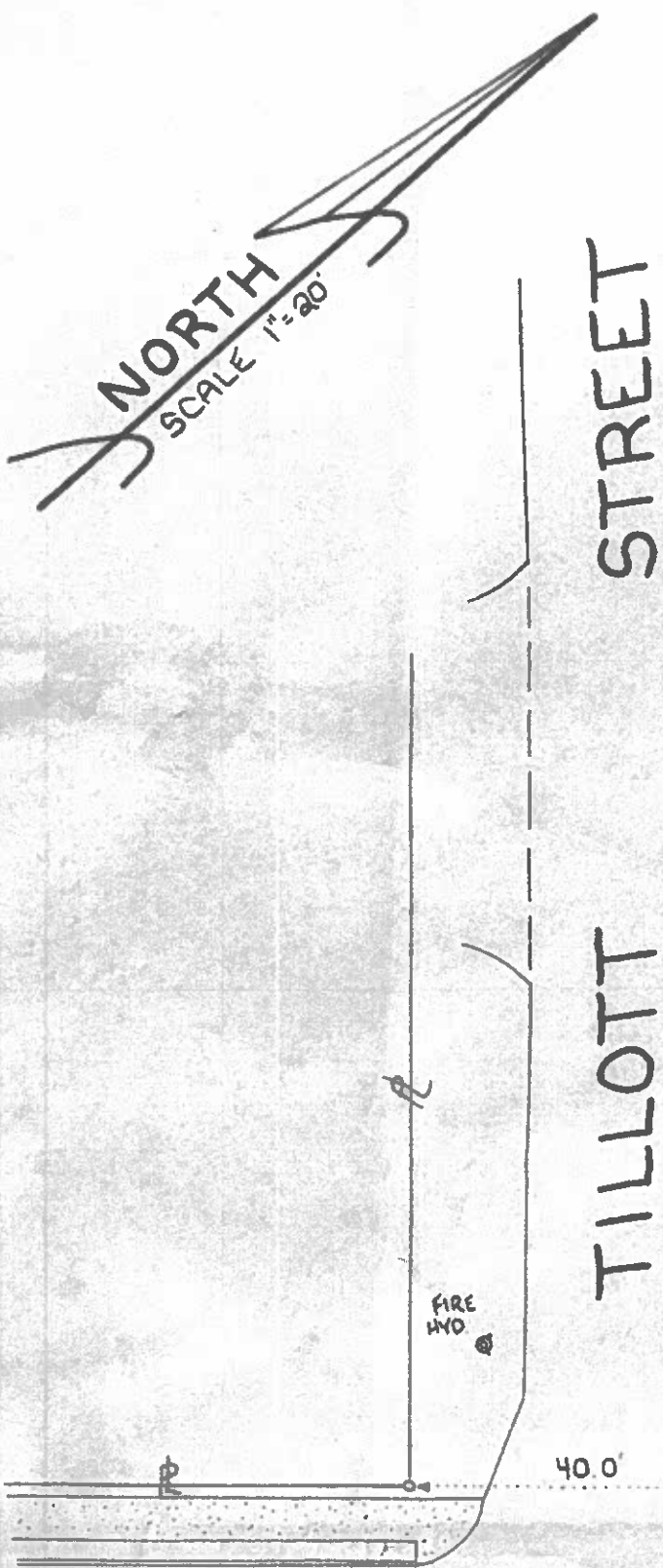
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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.

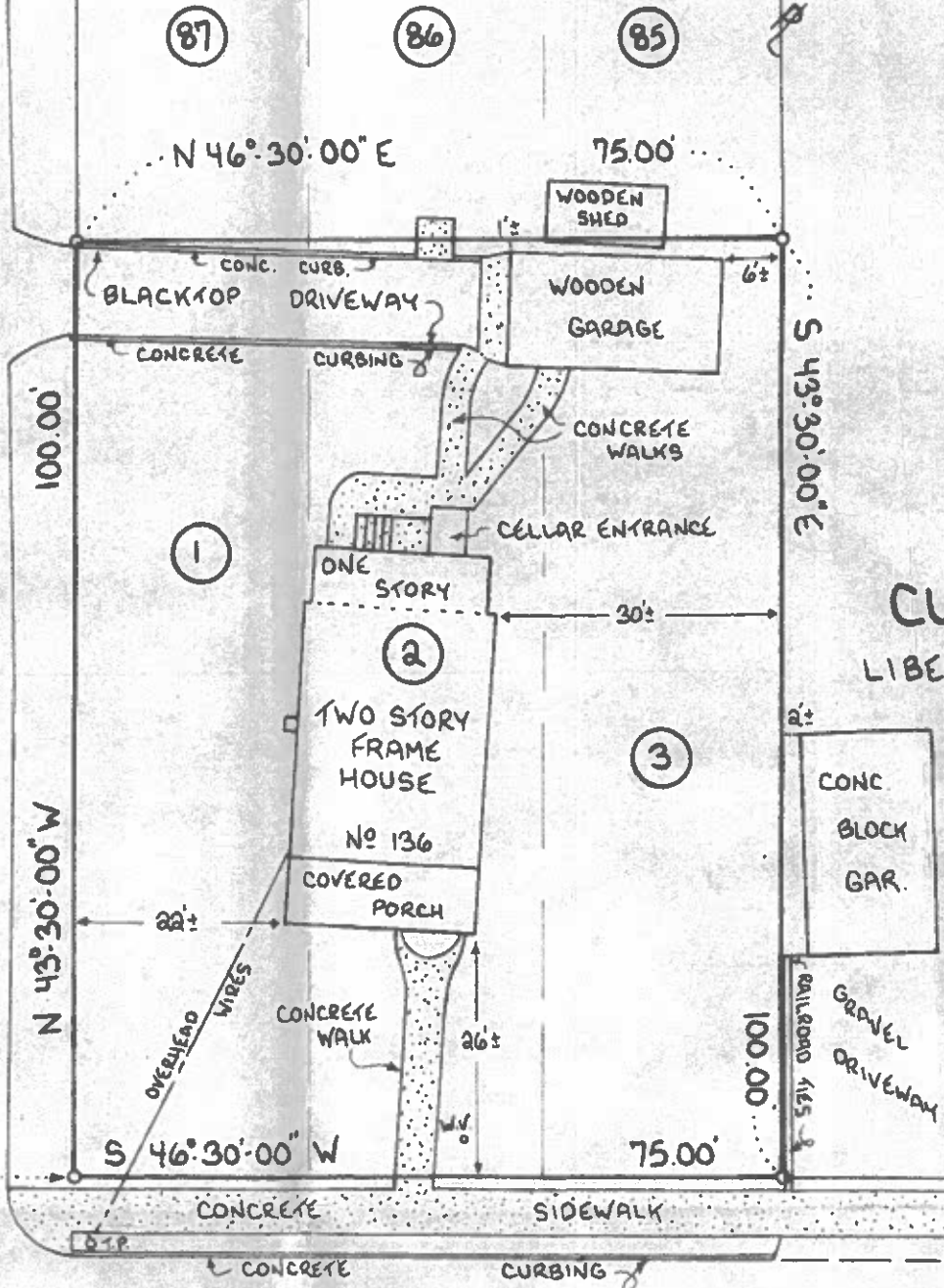
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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



OTHER LANDS OF
JOYCE
DOCUMENT # 02-2005-6004

TILLOTT STREET



N/K
CURTISS
LIBER 1834 PAGE 870

WASHINGTON

AVENUE

AREA = 7,500 SQUARE FEET OR 0.172 ACRES

TAX MAP DESIGNATION: 6054.32-389796

NOTE: THE PROPERTY SHOWN HEREON IS THE SOUTHEASTERLY HALF OF THE PREMISES DESCRIBED IN A DEED FROM THOMAS J. JOYCE TO THOMAS J. & LOU ANN JOYCE DATED JUNE 28, 2005 AND RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JULY 12, 2005 AS DOCUMENT #02-2005-6004.

MAP OF SURVEY OF

LOTS 1-3 FILED MAP # 1181

"LANDS CONVEYED BY E.J. WEBB TO A. BERNSTEIN"

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

SCALE 1"=20'

MARCH 25, 2008

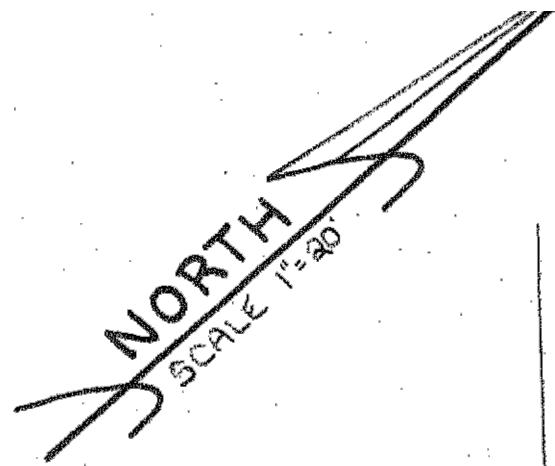
CERTIFIED TO:

THOMAS J. JOYCE
LOU ANN JOYCE

PREPARED BY:

GARY R. LATOUR, L.S.
273 EAST MAIN ST.





SITE IS R-10 ZONE
TAX NUMBER IS
130200-6054-32-389796-0000

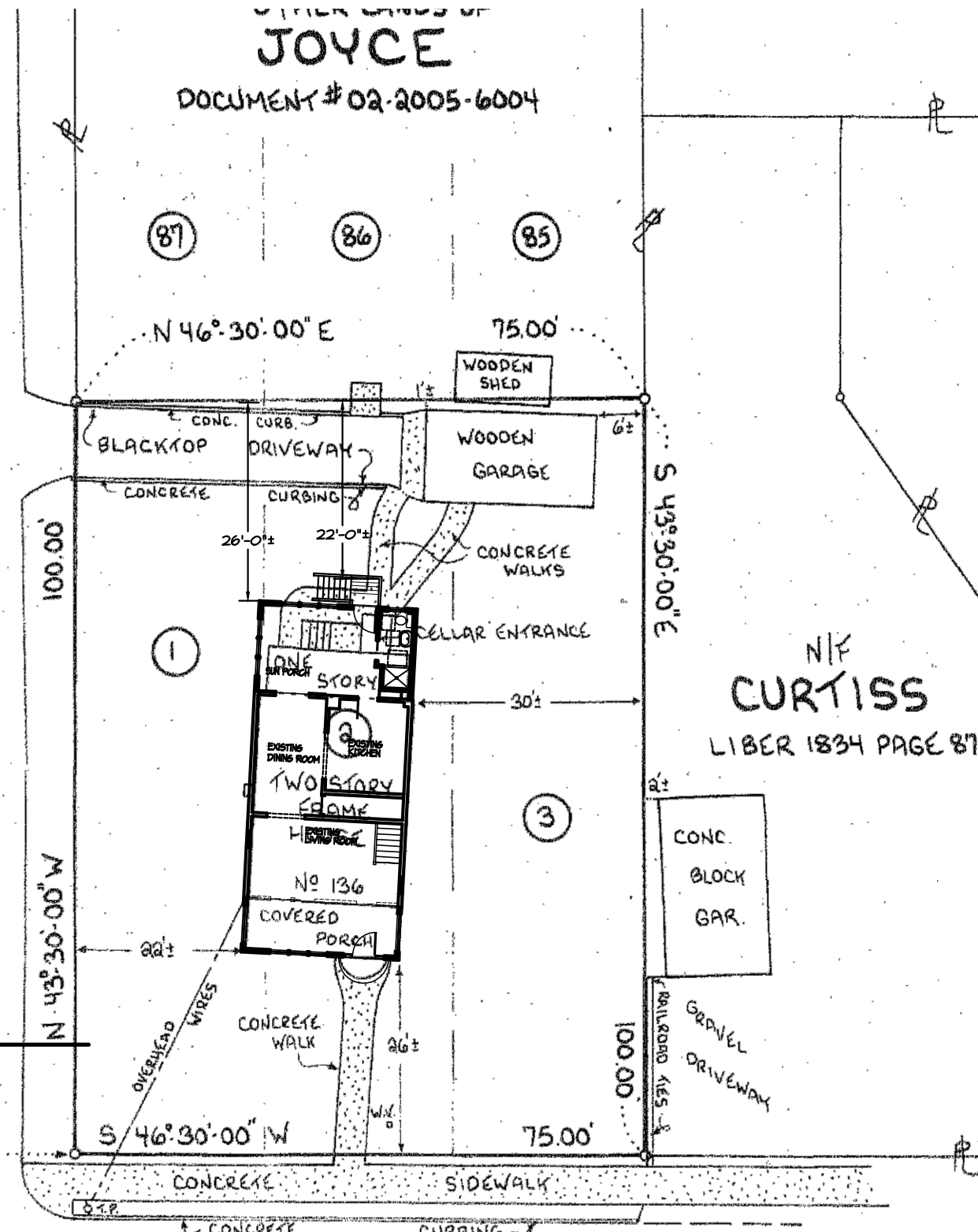
SITE PLAN
SCALE: 1/20" = 1'-0"

PROPOSED ADDITION JOYCE RESIDENCE

136 WASHINGTON AVENUE
CITY OF BEACON, NEW YORK

WASHINGTON

TILLOTT STREET



AVENUE

THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY

**D. FREEMAN
ARCHITECT**
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com

JANUARY 9, 2019



REAR ELEVATION (WEST)

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



SIDE ELEVATION (SOUTH - ROAD SIDE)

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



FRONT ELEVATION
(EAST - ROAD SIDE)

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

PROPOSED ADDITION JOYCE RESIDENCE

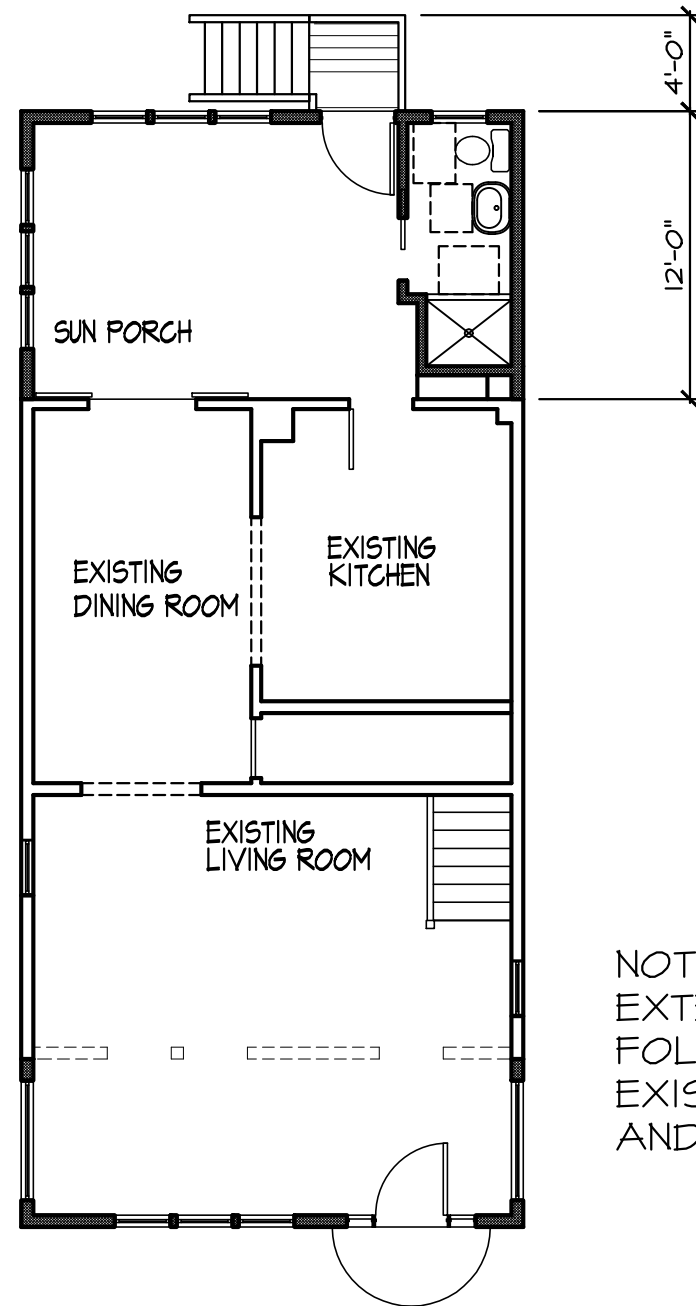
136 WASHINGTON AVENUE
CITY OF BEACON, NEW YORK

THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY

D. FREEMAN ARCHITECT

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com

JANUARY 9, 2019



PROPOSED ADDITION JOYCE RESIDENCE

136 WASHINGTON AVENUE
CITY OF BEACON, NEW YORK

FIRST FLOOR PLAN

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

THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY

**D. FREEMAN
ARCHITECT**

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com

JANUARY 9, 2019

City of Beacon Planning Board
2/20/2019

Title:

104 South Chestnut Street

Subject:

Application submitted by Ryan Havers & Lori Merhige, 104 South Chestnut Street, Tax Grid No. 30-5954-44-880723-00, R1-5 Zoning District, for relief from Section 223-17(C) for a second floor addition with 21 ft. front yard setback (*30 ft. required*) and a 4 ft. side yard setback (*12.5 ft. required*)

Background:

ATTACHMENTS:

Description	Type
104 South Chestnut Street Application	Application
104 South Chestnut Street EAF	EAF
104 South Chestnut Street Site Plan	Plans
104 South Chestnut Street Existing Elevations	Plans
104 South Chestnut Street Proposed Elevations	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

Ryan Havers + Lori Mchige

ADDRESS: 104 South Chestnut St.

TELEPHONE:

845-200-0106
201-803-4320

E-MAIL:

ryhavers@gmail.com
lorimchige@gmail.com

APPLICANT (if not owner):

ADDRESS:

TELEPHONE:

E-MAIL:

REPRESENTED BY:

Steve Whalen RA

ADDRESS:

3 Van Wyck Lane
X101 Wappinger Falls 12590

TELEPHONE:

845-227-9190

E-MAIL:

SW@whalenarch.com

PROPERTY LOCATION:

104 South Chestnut St.

ZONING DISTRICT:

R1.5

TAX MAP DESIGNATION: SECTION

5954

BLOCK

44

LOT

880723

Section of Zoning Code appealed from or Interpretation desired:

223 17C

Reason supporting request:

We would like to increase our living space to move bedrooms upstairs + add a 2nd bathroom. We love our location in Beacon and don't want to relocate as we are heavily invested in this community.

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

Date:

1/27/19

X

[Signature]

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: Ryan Harvers + Lori Meshige

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: 104 South Chestnut St.

Project Address: 104 South Chestnut St.

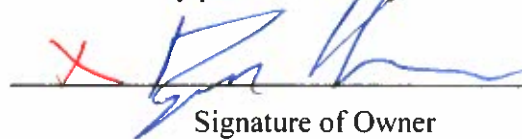
☒ Project Tax Grid #

☒ 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, Ryan Harvers, 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>T</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>F</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>T</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>F</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>F</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>F</u> |



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>Jm</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CH</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SW</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 AName of Applicant: Ryan Havers + Lori MerhigeAddress of Applicant: 104 South Chestnut St.Telephone Contact Information: 845-200-0106 + 201-803-4320**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.
Ryan Havers + Lori Merhige	104 South Chestnut	845-200-0106 201-803-4320	12/20/2011 12/20/2011	1/18/2012 1/18/2012 Beacon, NY
Stanislaw Yankowski + Jania Keenan	11 Bowers Ave, Newark, OH 43055 44 Ross Rd. Preston, CT 06365		10/26/01	1/23/02
Stanley + Lida Yankowski	deceased			

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
<i>Recreation Dept.</i>	<i>Educator, After School Program</i>	<i>March 2017</i>	<i>Ind. Contractor Form 1099</i>

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

(Print)

X *Ryan Havers*

(Signature)

X *Ryan Havers*

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: <i>Second Story addition + renovation</i>																		
Project Location (describe, and attach a location map): <i>104 S. Chestnut, on SE corner of S Chestnut + W Center</i>																		
Brief Description of Proposed Action: <i>Partial removal of 2nd floor + reconstruction to provide 3 Bedrooms + one bath with taller ceilings.</i>																		
Name of Applicant or Sponsor: <i>Lori Merhige + Ryan Havers</i>		Telephone: <i>201.803.4320 + 845.200.0106</i> E-Mail: <i>lorimerhige@gmail.com</i> <i>ryhavers@gmail.com</i>																
Address: <i>104 S. Chestnut St</i>																		
City/PO: <i>Beacon</i>		State: <i>NY</i>	Zip Code: <i>12508</i>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; 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: <i>ZBA + Building Department zoning 22317C</i>			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr></table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>											
NO	YES																	
<input type="checkbox"/>	<input checked="" type="checkbox"/>																	
3. a. Total acreage of the site of the proposed action? <i>.136</i> acres b. Total acreage to be physically disturbed? <i>.02</i> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>.136</i> acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td><input checked="" 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 checked="" 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				
<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)														
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____															
<input type="checkbox"/> Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	YES <input checked="" 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 checked="" 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>New roof + gutters will be directed toward</u> <u>existing stormwater system @ street.</u>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

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 checked="" type="checkbox"/>

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

Applicant/sponsor name: Lori Merhige Date: 1/28/19

Signature: [Signature]

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

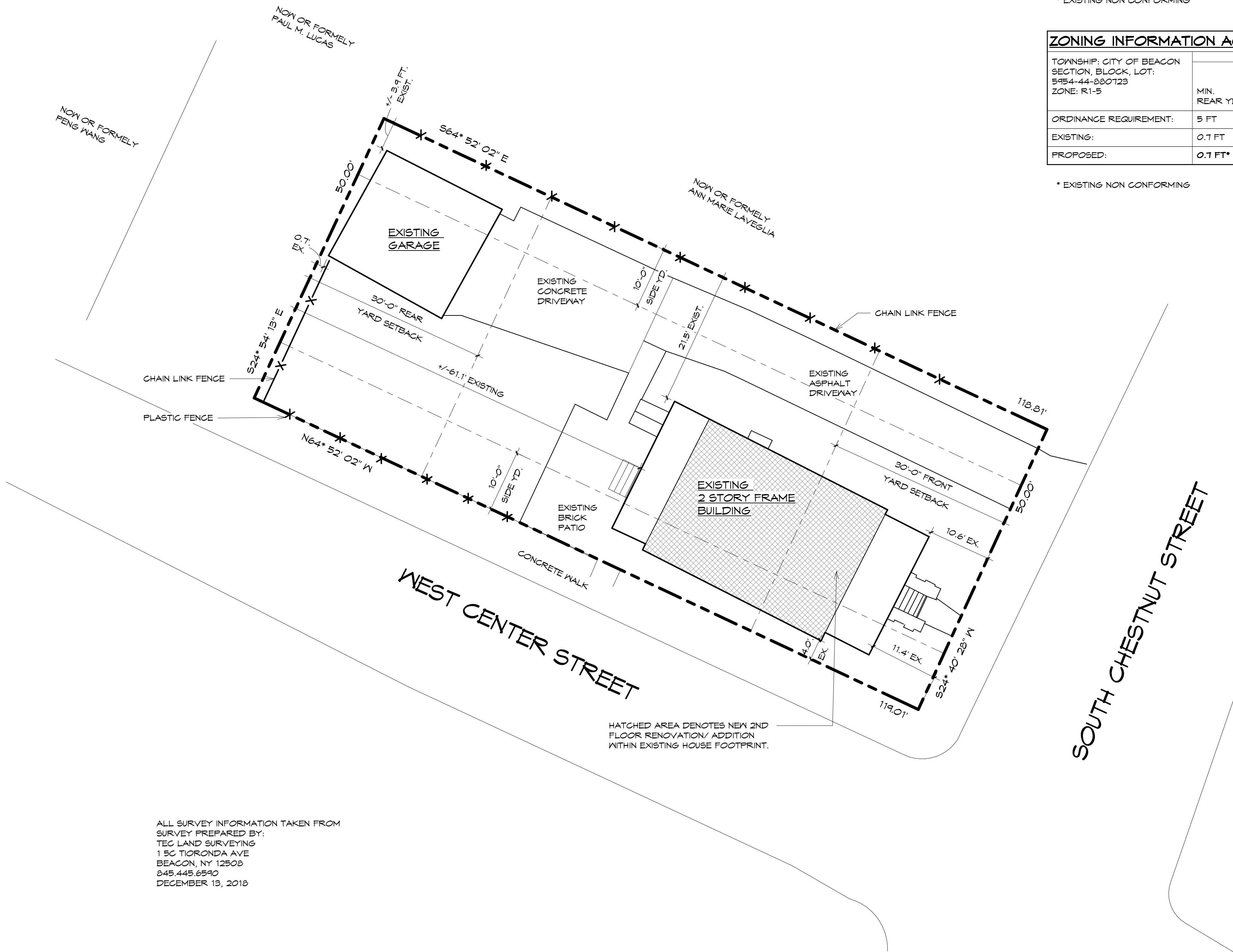
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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



ALL SURVEY INFORMATION TAKEN FROM
SURVEY PREPARED BY:
TEC LAND SURVEYING
150 TIORONDA AVE
BEACON, NY 12508
845.445.6590
DECEMBER 13, 2018

1 SITE PLAN
A1.0 1" = 10'-0"

ZONING INFORMATION 1 FAMILY HOUSE

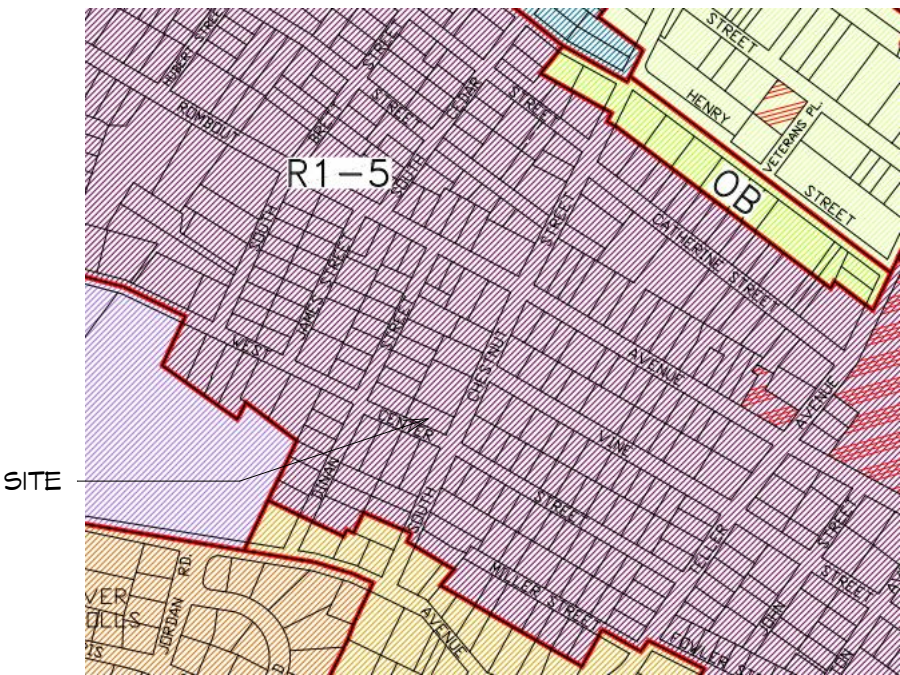
	MINIMUM LOT SIZE				MINIMUM YARD				MAX BLDG. HIGHT STORIES	MAX BLDG. HIGHT FEET
	MIN. LOT AREA	LOT AREA PER DWELLING UNIT	WIDTH	DEPTH	FRONT YD.	SIDE YD.	SIDE YD. TOTAL OF 20'	REAR YD.		
ORDINANCE REQUIREMENT:	5000 SF	5000 FT	50 FT	100 FT	30 FT	10 FT	10 FT	30 FT	2.5	35 FT
EXISTING:	5945 SF	5945 FT	50 FT	118.81 FT	10.6 FT	4 FT	+/- 25.5 FT	+/- 61.1 FT	2	+/- 20 FT
PROPOSED:	5945 SF	5945 FT	50 FT	118.81 FT	10.6 FT*	4 FT*	+/- 25.5 FT	+/- 61.1 FT	2	+/- 27.2 FT

* EXISTING NON CONFORMING

ZONING INFORMATION ACCESSORY BUILDING

	MIN. REAR YD.	MIN. SIDE YD.	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX SF PERMITTED FOR EA ACCESSORY BLDG(BASED ON FOOTPRINT OF PRINCIPAL BUILDING)	MAX. NUMBER OF SHEDS PERMITTED
ORDINANCE REQUIREMENT:	5 FT	5 FT	720 FT	40 %	1
EXISTING:	0.7 FT	3.9 FT	418 FT	38.8%	0
PROPOSED:	0.7 FT*	3.9 FT*	418FT	38.8%	0

* EXISTING NON CONFORMING



2 PARTIAL ZONING MAP
A1.0 NO SCALE

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

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WHALEN ARCHITECTURE PLLC
3 VAN WYCK LANE, SUITE #1 WAPPINGERS FALLS, NY 12590
(845) 227-9190 SW@WHALENARCHITECTURE.COM
whalenarchitecture.com

REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO ZBA	SW/HM	1/28/19

PROJECT NAME:
NEW ADDITION AND RENEVATIONS FOR:
MERHIGE RESIDENCE
104 South Chestnut Street
Beacon, NY 12508

DRAWING TITLE: **SITE PLAN**

SHEET: 1 of 3 DATE: 1/14/19 DRAWN BY: SW/HM SCALE: As indicated

DRAWING NO:
A1.0

PROJECT PHASE:
SD



4 EXISTING FRONT ELEVATION
A4.0 1/4" = 1'-0"



1 EXISTING LEFT ELEVATION
A4.0 1/4" = 1'-0"



2 EXISTING RIGHT ELEVATION
A4.0 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
A4.0 1/4" = 1'-0"

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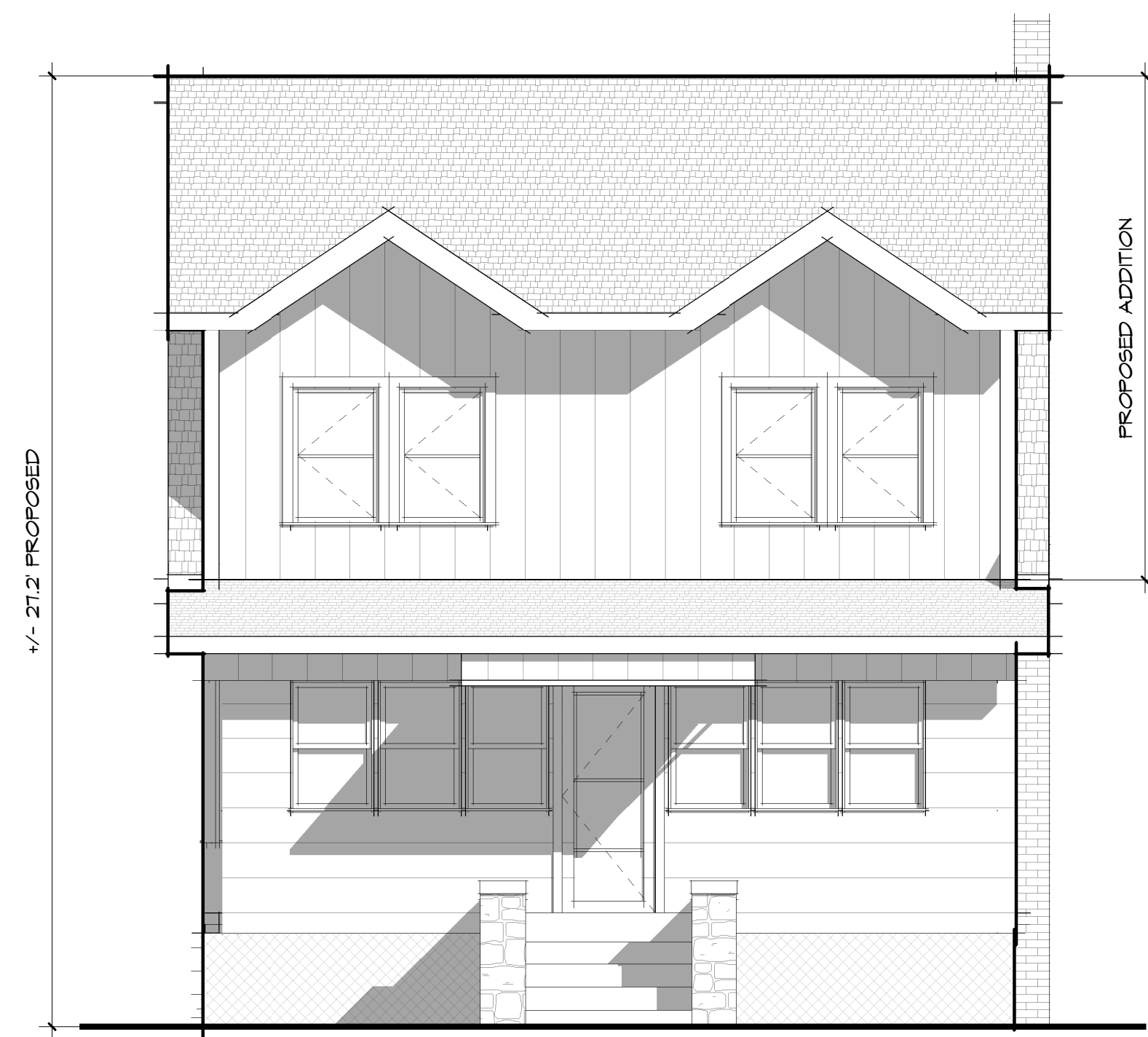
WHALEN ARCHITECTURE PLLC

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(845) 227-9190 SW@WHALENARCHITECTURE.COM
whalenarchitecture.com

REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO ZBA	SW/HM	1/28/19

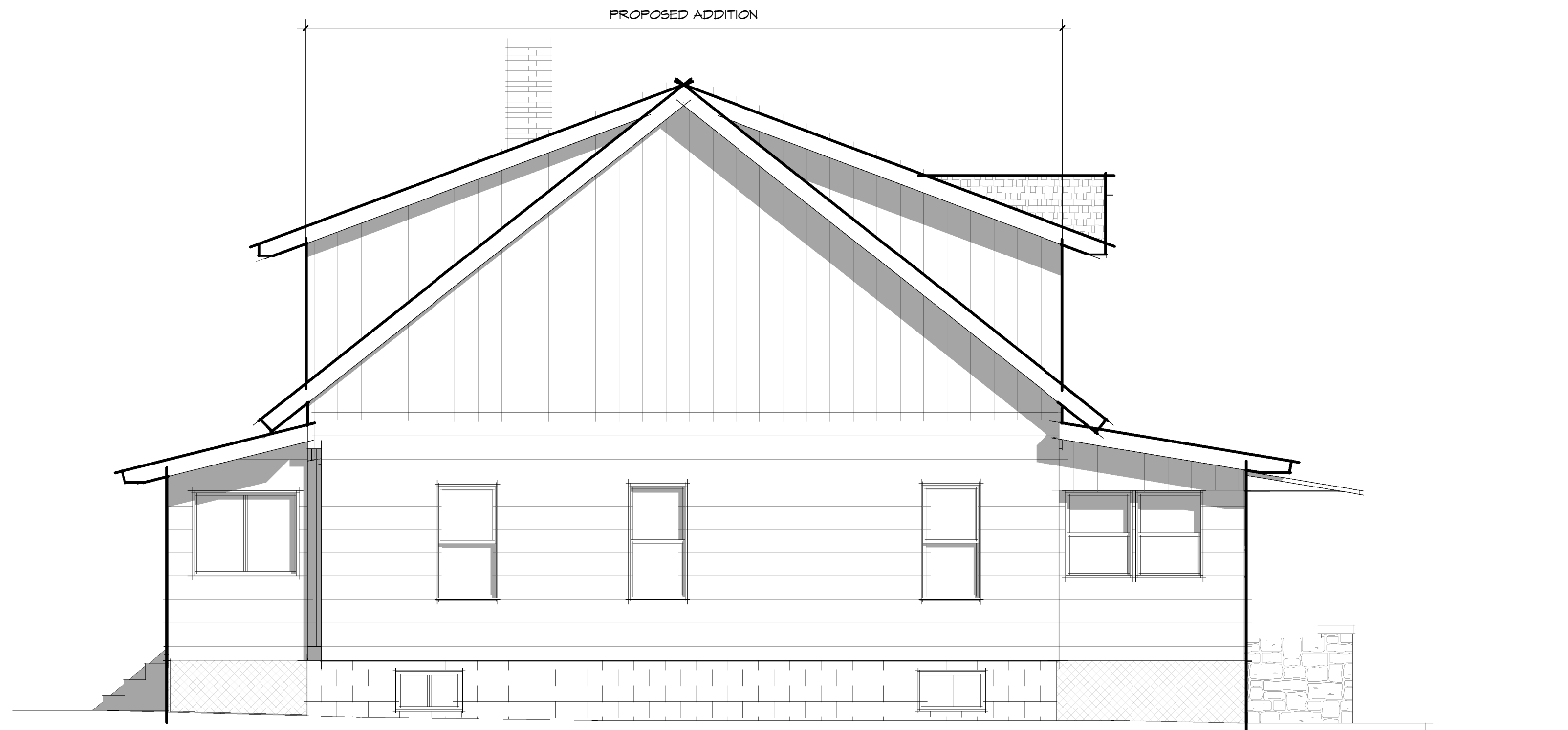
<p>PROJECT NAME: NEW ADDITION AND RENOVATIONS FOR:</p> <p>MERHIGE RESIDENCE 104 South Chestnut Street Beacon, NY 12508</p> <p>DRAWING TITLE: EXISTING ELEVATIONS</p> <p>SHEET: 2 of 3 DATE: 1/14/19 DRAWN BY: SW/HM SCALE: 1/4" = 1'-0"</p>			
DRAWING NO:			
PROJECT PHASE:			
SD			

A4.0



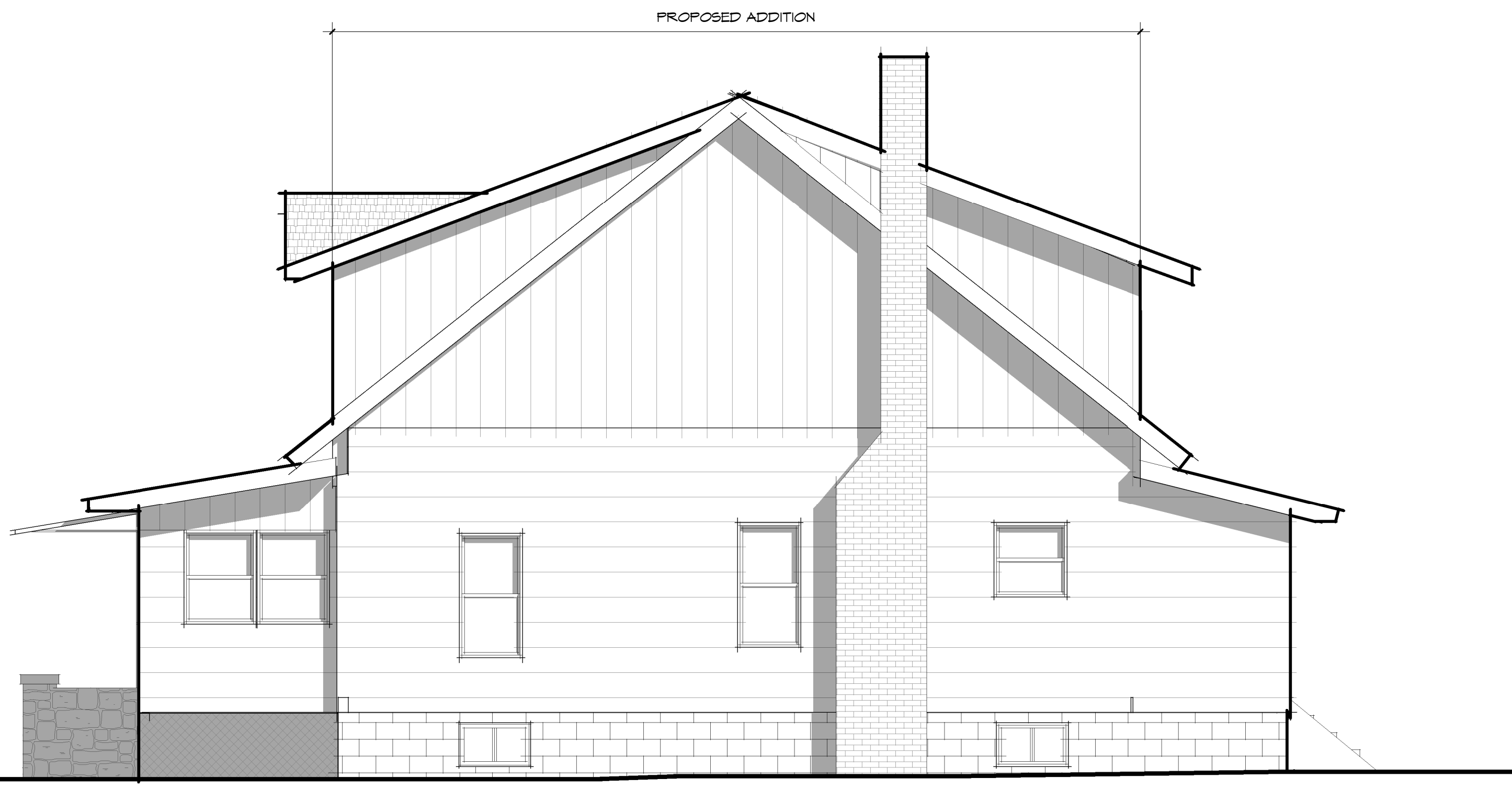
1
A4.1
1/4" = 1'-0"

PROPOSED FRONT ELEVATION



2
A4.1
1/4" = 1'-0"

PROPOSED LEFT ELEVATION



3
A4.1
1/4" = 1'-0"

PROPOSED RIGHT ELEVATION



4
A4.1
1/4" = 1'-0"

PROPOSED BACK ELEVATION

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ARCHITECTURE** pllc
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(845) 227-9190 SW@WHALENARCHITECTURE.COM
whalenarchitecture.com

REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO ZBA	SW/HM	1/28/19

PROJECT NAME: NEW ADDITION AND RENEVATIONS FOR: MERHIGE RESIDENCE 104 South Chestnut Street Beacon, NY 12508			
DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS			
SHEET: 3 of 3	DATE: 1/14/19	DRAWN BY: SW/HM	SCALE: 1/4" = 1'-0"

DRAWING NO: A4.1
PROJECT PHASE: SD

City of Beacon Planning Board
2/20/2019

Title:

98 Rombout Avenue

Subject:

98 Rombout Avenue - Consider request for 6-month extension of approval granted 7/17/2018

Background:

ATTACHMENTS:

Description

98 Rombout Avenue Extension Request

Type

Cover Memo/Letter

Ms. Gloria Gamble
98 Rombout Ave.
Beacon, NY 12508
January 22, 2019

Mr. David Buckley
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

Re; 98 Rombout Avenue
Extension of Variance Approval

Dear Mr. Buckley:

I respectfully request a six month extension to the required commencement of construction stipulation contained within the zoning variance approval for 98 Rombout Avenue.

Following obtaining the approval from the Zoning Department, I had a death in the family and I was out of town for a period of time. This prevented me from being able to finalize plans to get approval from the Architectural Review Board.

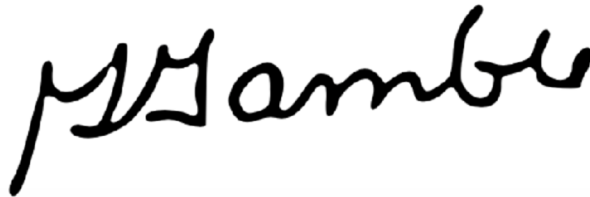
We are meeting with the engineer, who is preparing the plans and elevation drawings for the upcoming session.

Thank you for accommodating the needs of a long-term City of Beacon resident who is currently displaced by a structural fire which made my home uninhabitable.

Sincerely,

Gloria Gamble

Gloria Gamble

A handwritten signature in black ink, reading "Gloria Gamble". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.