

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, March 19, 2019** in the Municipal Center Courtroom. A training work session will take place at 7:00 p.m. and the regular meeting will begin immediately thereafter, but not later than at 7:30 PM.

1. Application submitted by Mark Delbianco, 52 Anderson Street, Tax Grid No. 30-6054-31-337824-00, R1-7.5 Zoning District, for relief from Section 223-17(C) to construct a two story addition on a pre-existing non-conforming two-family house with an 18 ft. front yard setback (*35 ft. required*), and Section 223-10(C)(1) to extend a non-conforming use
2. Application submitted by Caroline Eisner, 38 Judson Street, Tax Grid No. 30-6054-47-297552-00, R1-5 Zoning District, for relief from Section 223-17(C) to construct an addition over the existing first floor structure with a 3 ft. side yard setback (*10 ft. required*) and a two-story addition with a 3 ft. side yard setback (*10 ft. required*)
3. Application submitted by Dennis Maroney, 10 Mackin Avenue, Tax Grid No. 30-5955-83-755085-00, R1-7.5 Zoning District, for relief from Section 223-17(E) to construct a new detached garage with 576 sq. ft. lot coverage (*348 sq. ft. maximum permitted*)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: MARK DELBIANCO

ADDRESS: 52 ANDERSON ST

TELEPHONE: 845-416-7002

E-MAIL: MARKD10590@MSN.COM

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 52 ANDERSON ST

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 0054

BLOCK 31 LOT 337824

Section of Zoning Code appealed from or Interpretation desired:

Section 223-17(c) to construct a two-story addition on a pre-existing, non-conforming two-family house with an 18 ft. front yard setback (35ft. reqd); and Section 223-10(d)(1) to extend a non-conforming use

Reason supporting request:

WANTING TO EXPAND HOUSE TO BE ABLE TO HAVE SUFFICIENT SPACE TO RAISE A FAMILY IN THE CITY WE GROW UP IN AND LOVE.

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

Survey

Date: 2-25-19

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: MARK DEBBIANCO

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:

HOUSE ON 52 ANDERSON ST

Applicant Address: 52 ANDERSON ST BEACON NY 12508

Project Address: 52 ANDERSON ST BEACON NY 12508

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, MARK DEBBIANCO, 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 NO
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

X 

Signature of Owner

Title if owner is corporation

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

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://cityofbeacon.org/>

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: MARK DELBIANCO

Address of Applicant: 52 ANDERSON ST BEACON NY 12508

Telephone Contact Information: 845-416-7002

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

(Print) X Mark DeBianco

(Signature) X 

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:			
Project Location (describe, and attach a location map): 52 ANDERSON ST BEACON NY 12508			
Brief Description of Proposed Action: 1 CAR GARAGE, WITH 2 BEDROOMS AND BATHROOM ABOVE			
Name of Applicant or Sponsor: MARK DELBIANCO		Telephone: 845-416-7002	E-Mail: MARK.D10590@MSN.COM
Address: 52 ANDERSON ST			
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 <input type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.3 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.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<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	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? If Yes, identify: _____	NO	YES	
	<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 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<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? 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<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		

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

AREA
13250.4 SQ. FT.
0.30 ACRES



NOTES:
1. Surveyed as per record descriptions and existing monumentation.
2. Subject to any easements and/or rights of way that an accurate up to date abstract of title may show.

I hereby certify that the survey shown hereon is based on actual field measurements completed on February 17, 2019 and that this map was completed on February 19, 2019.

- Certified only to:
1. MARK DELBIANCO
 2. HEATHER WOLF

[Signature]
John J. Post, Jr., L.L.S. No. 50643

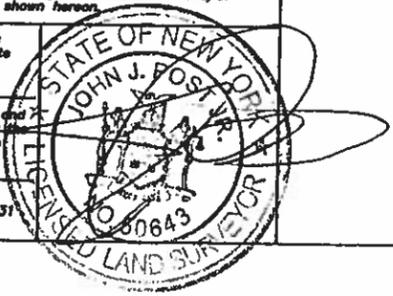
SURVEY OF
52 ANDERSON ST.
SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY, NY.
SCALE 1" = 30 FEET
FEBRUARY 19, 2019

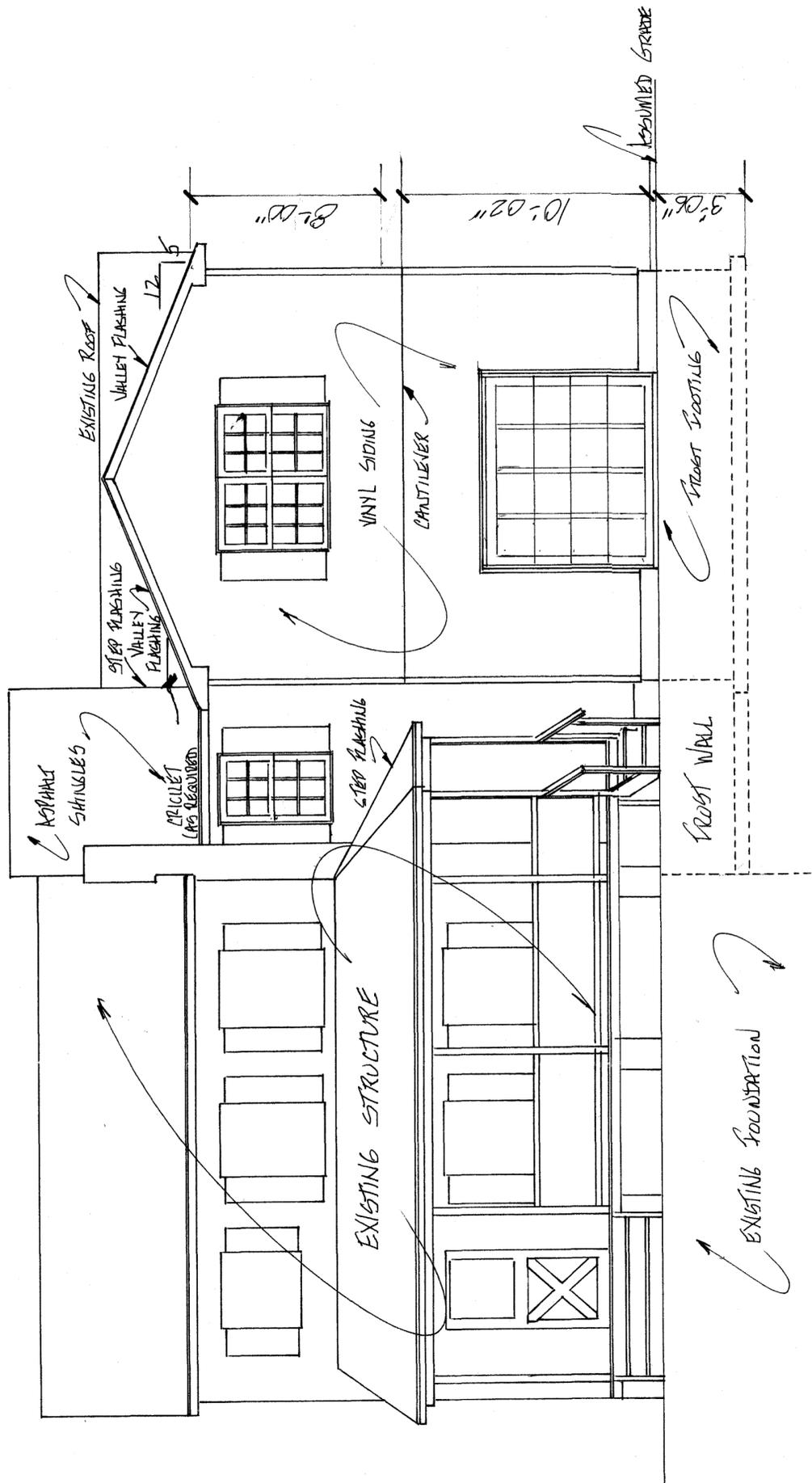
The location of any subsurface easements, right of ways, encroachments and/or improvements, if any exist, are not certified or shown hereon.

Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209 Sub-division 2.

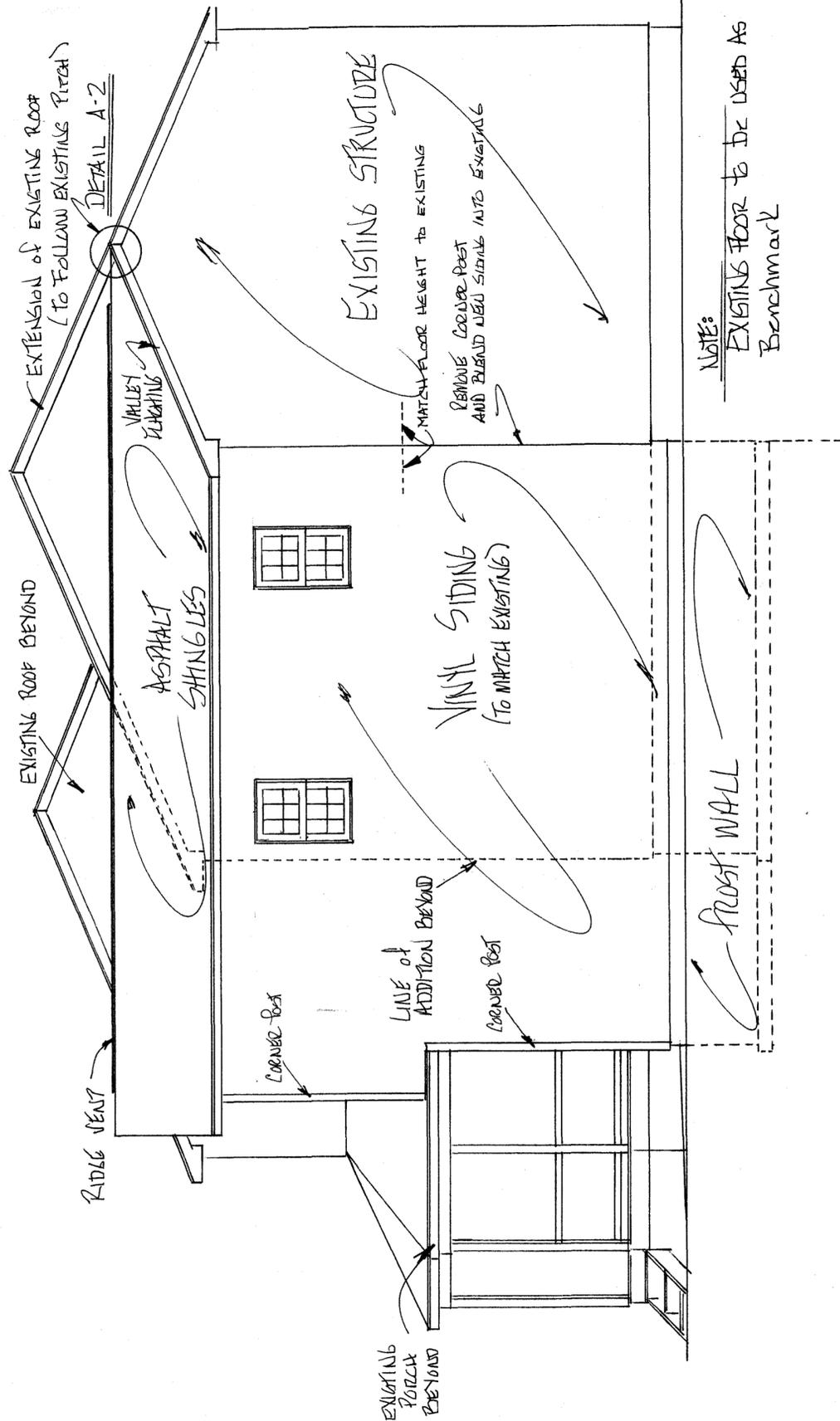
All certifications hereon are valid for this map and copies thereof only if said map or copies have the impressed seal of the surveyor whose signature appears hereon.

John J. Post, Jr., Land Surveyor
P.O. Box 827, Stone Ridge, N.Y. (845) 331-3931



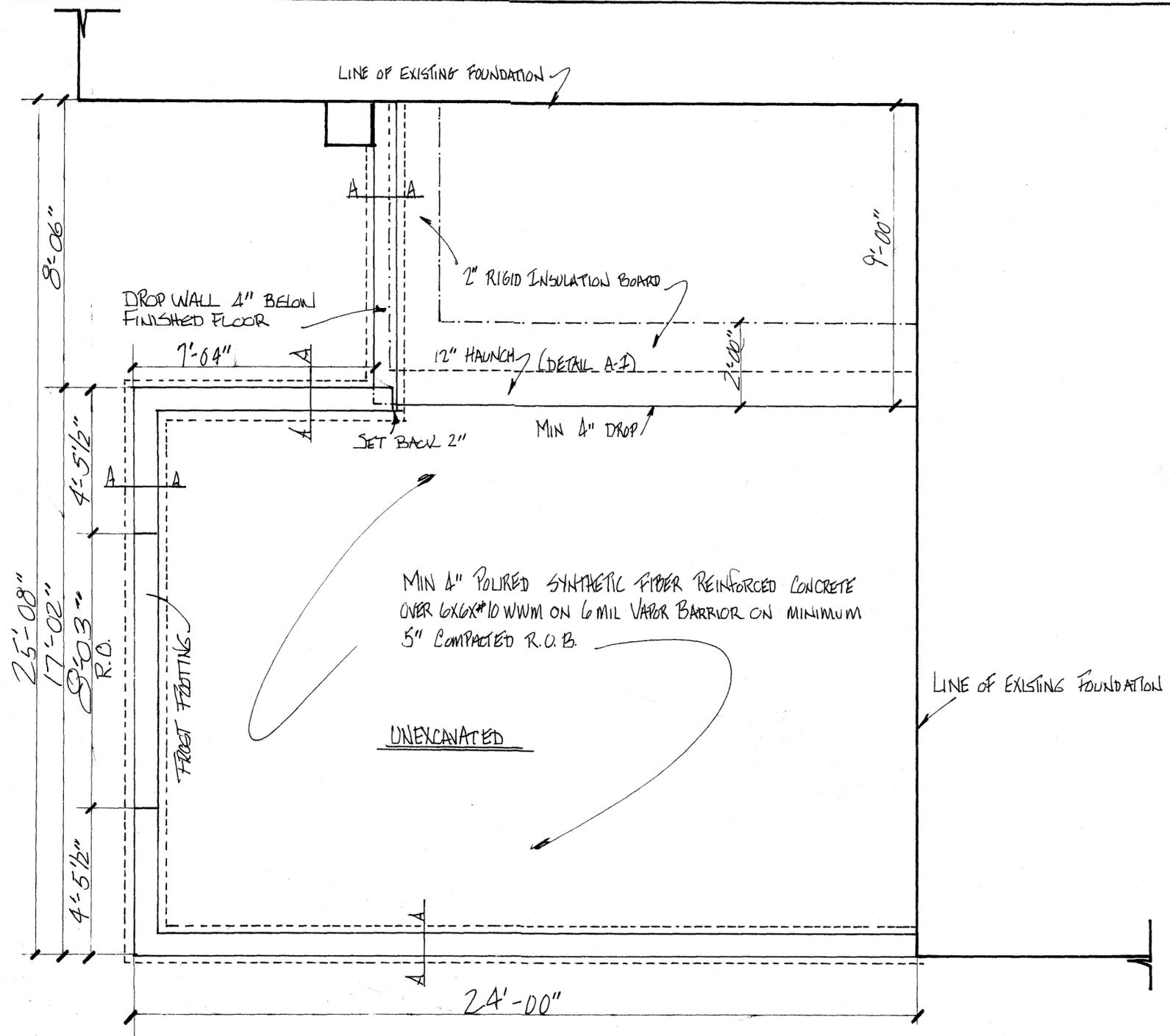


FRONT VIEW

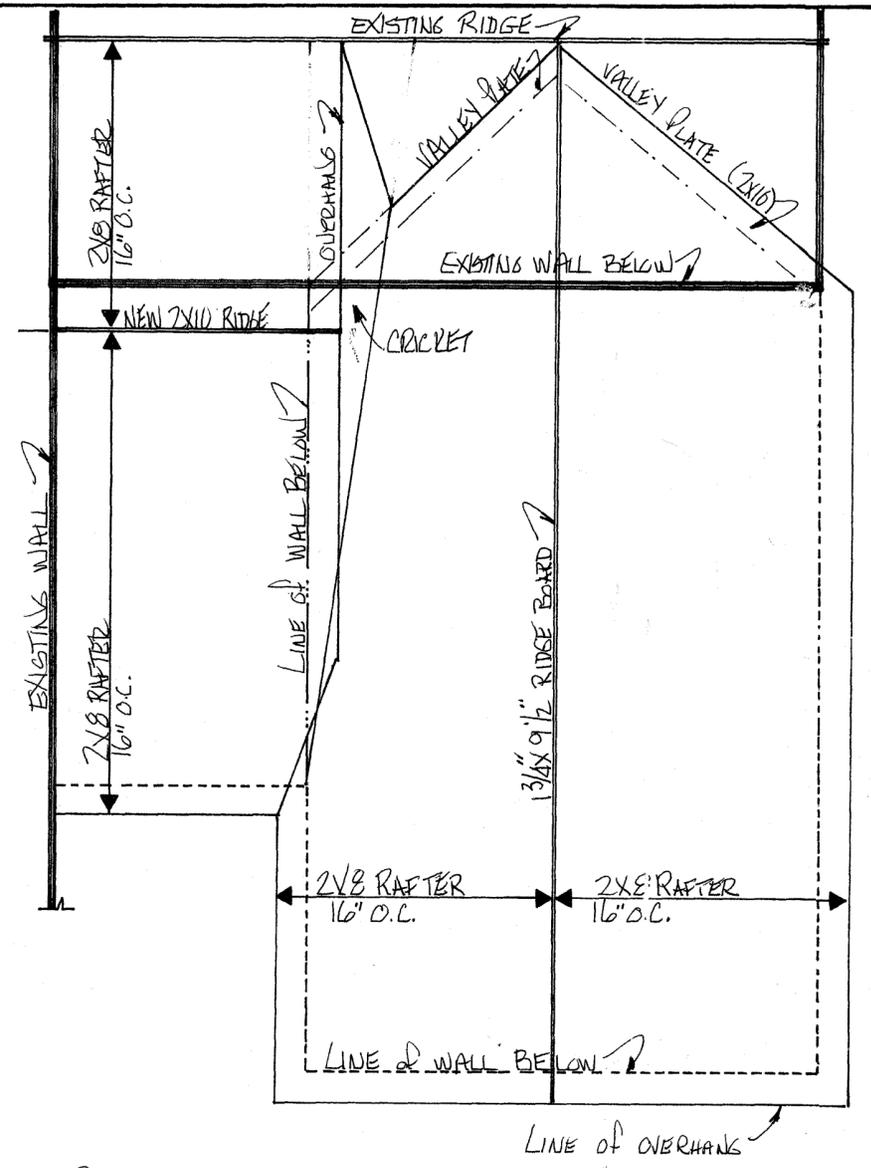


RIGHT SIDE VIEW

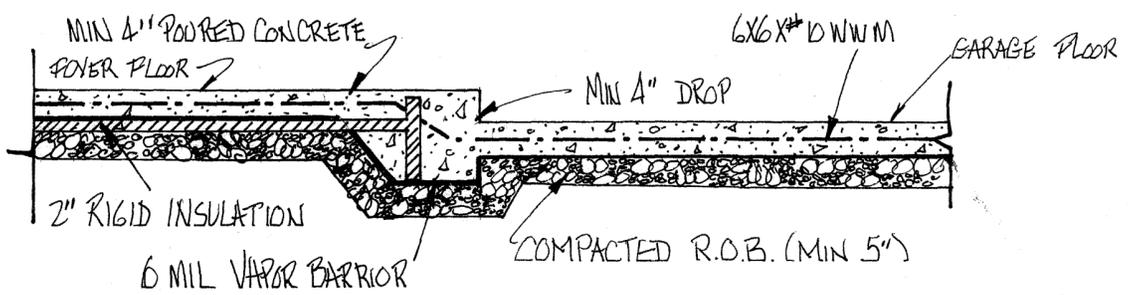
PROPOSED GARAGE & ADDITION	
SCALE: 1/8" = 1'-00"	DRAWN: F.E. BULL
DATE: 1-17-2019	
MARK DEL BIANCO HEATHER WOLFE	
52 ANDERSON ST	
BEACON NY 12508	
ELEVATIONS	1BB-377 1/6



NOTE:
 1/2" X 1/2" ANCHOR 1'-00" FROM EACH CORNER
 AND 6'-00" O.C. MAX.

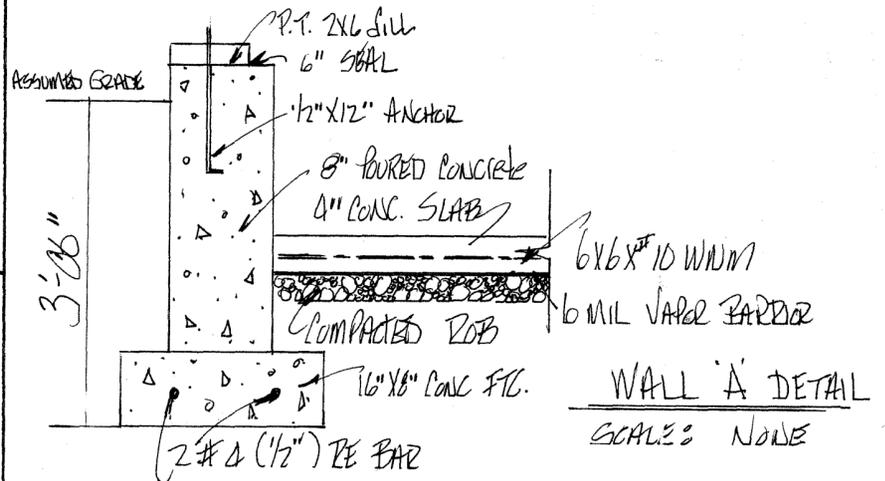


ROOF LAYOUT
 SCALE: 1/4" = 1'-00"

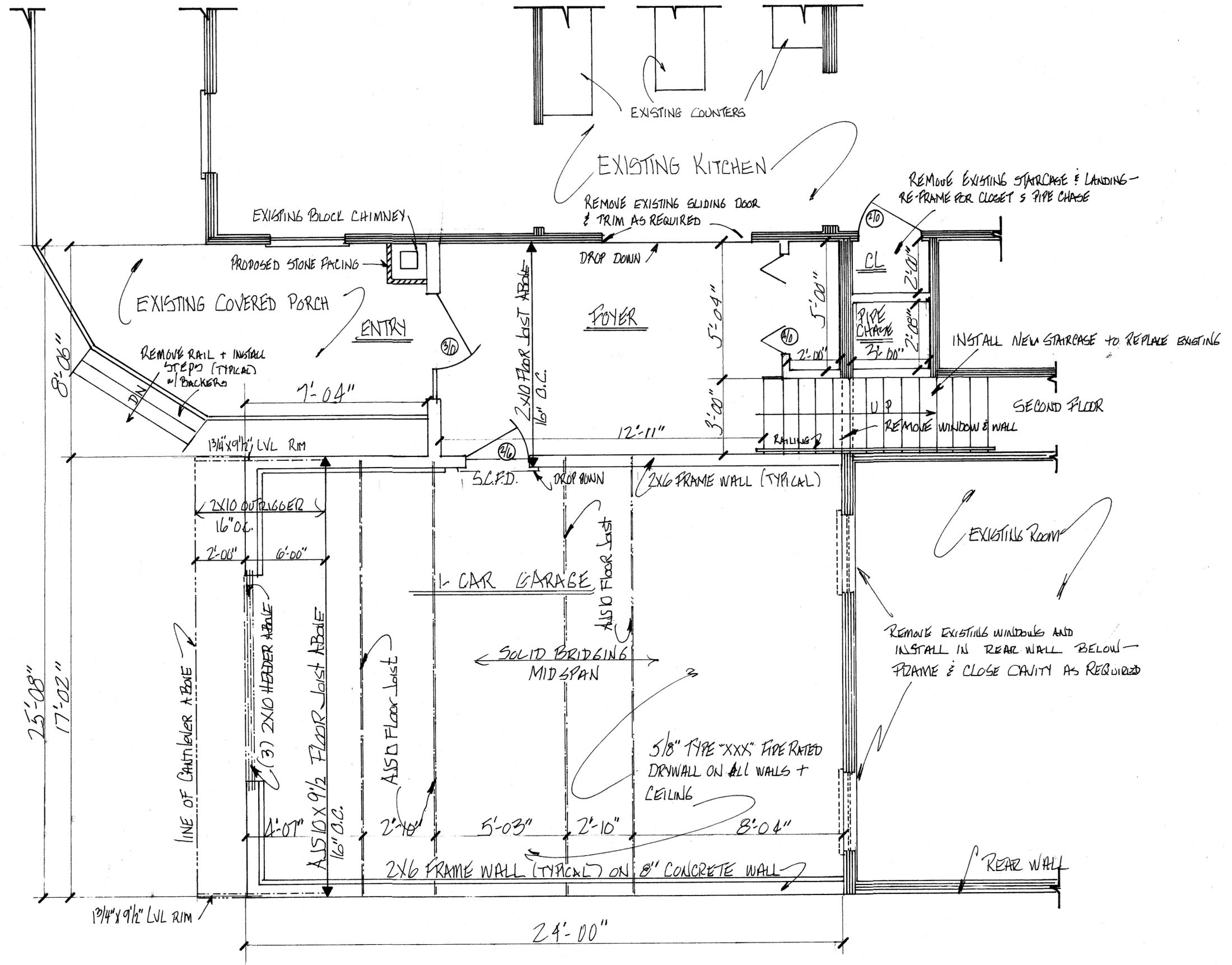


WALL A = 8" CONCRETE ON 16" X 8" CONCRETE FOOTINGS

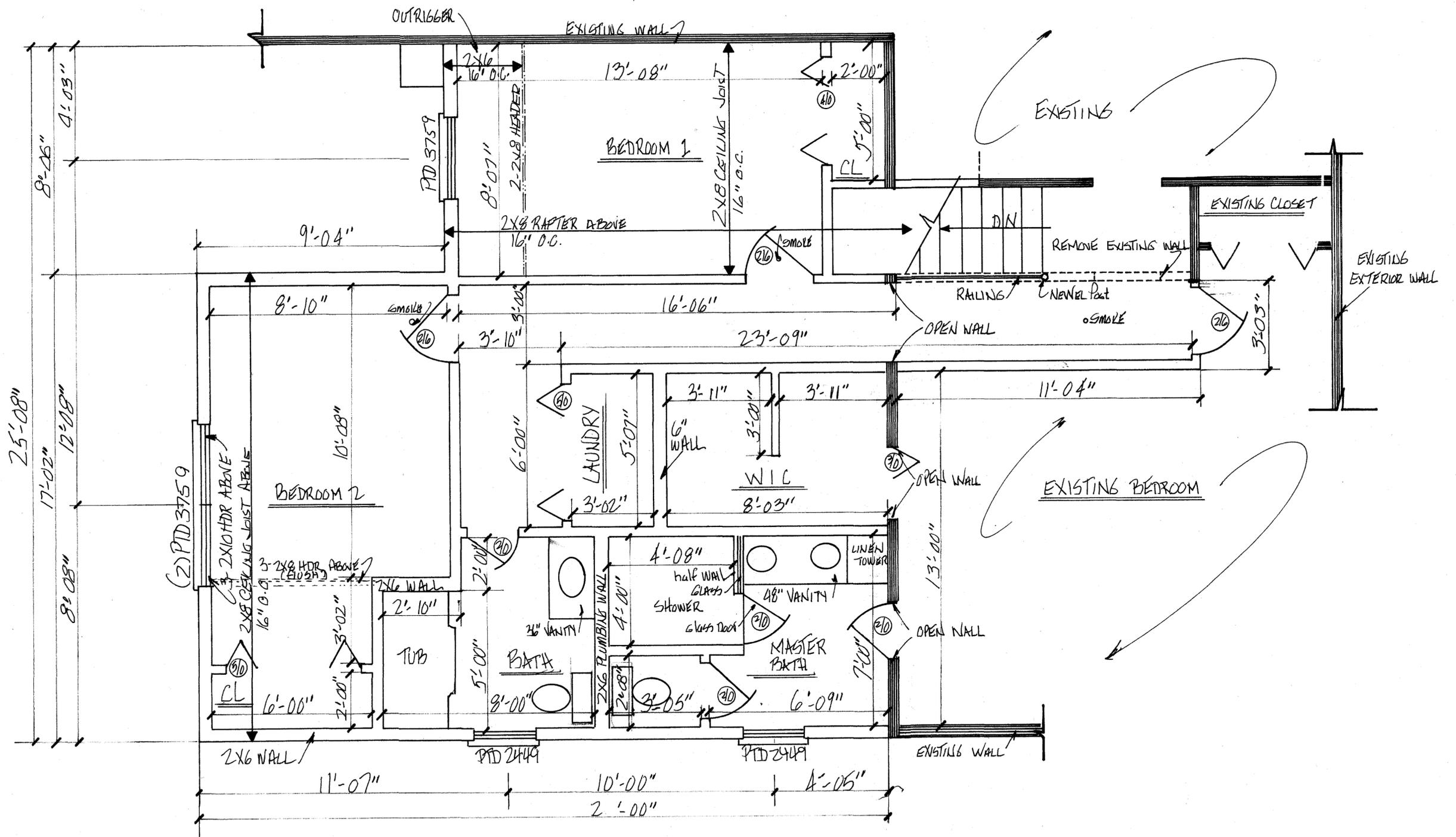
DETAIL A-1
 HAUNCH DETAIL



PROPOSED GARAGE & ADDITION	
SCALE: 3/8" = 1'-00"	DRAWN: FE. BUCK
DATE: 1-17-2019	
MAZZ DEL BIANCO HEATHER WILFE	
52 ANDERSON ST	
BEACON NY 12608	
FOUNDATION	JBB 377 3/6

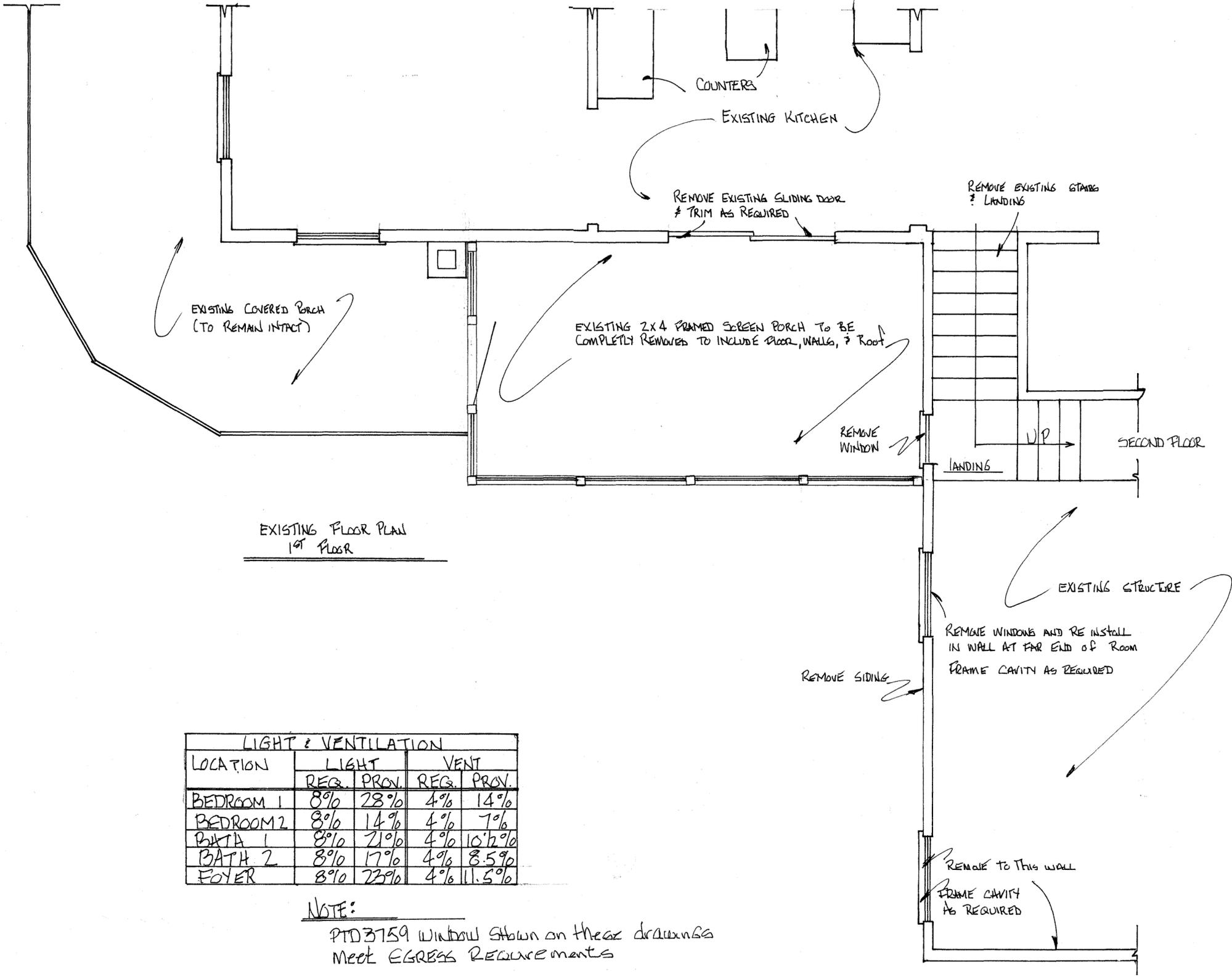


PROPOSED GARAGE & ADDITION	
SCALE: 3/8" = 1'-00"	DRAWN: F.E. BUCK
DATE: 1-17-2019	
MARK De Bunko HEATHER Wolfe	
52 ANDERSON ST	
BEALON NJ 12508	
FIRST FLOOR	JBB 377 4/6



NOTE:
 2-2x10 HEADER OVER ALL OPENINGS
 IN BUILDING ENVELOPE UNLESS NOTED OTHERWISE

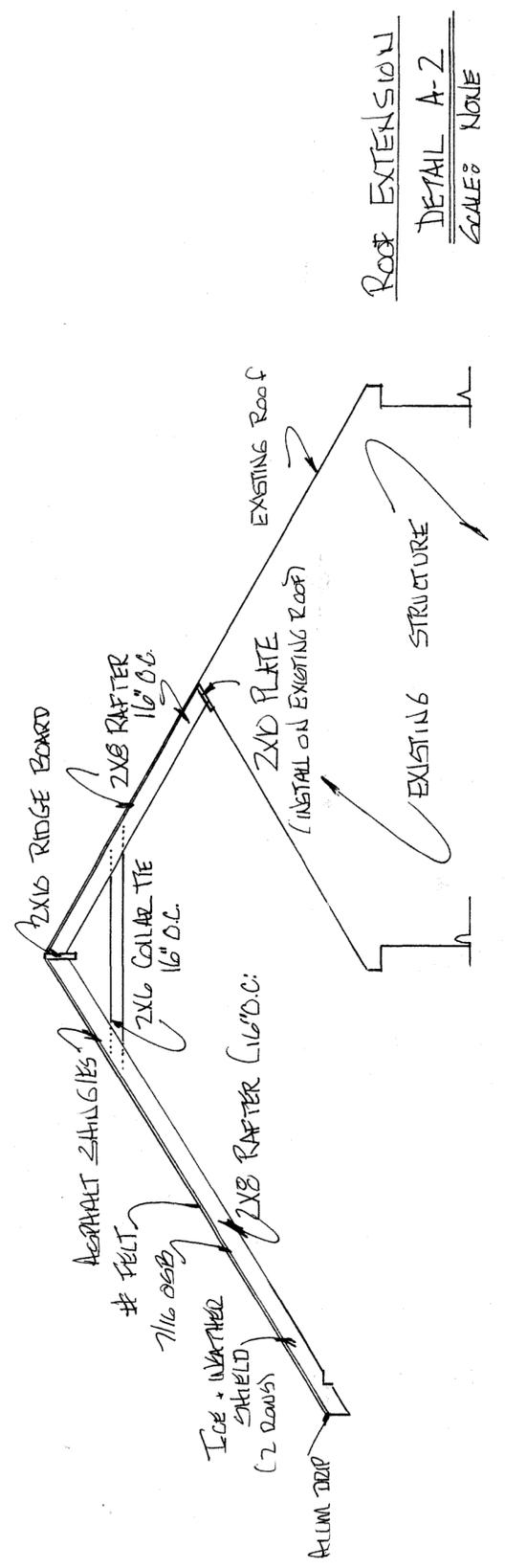
PROPOSED CHANGE & ADDITION	
SCALE: 3/8" = 1'-00"	DRAWN: F.E. BUCK
DATE:	
MARK DEL BIANCO HEATHER WOLFE	
52 ANDERSON ST	
BEAICON NY 12508	
SECOND FLOOR	JBB 377 5/6



LIGHT & VENTILATION

LOCATION	LIGHT		VENT	
	REQ.	PROV.	REQ.	PROV.
BEDROOM 1	8%	28%	4%	14%
BEDROOM 2	8%	14%	4%	7%
BATH 1	8%	21%	4%	10.2%
BATH 2	8%	17%	4%	8.5%
FOYER	8%	22%	4%	11.5%

NOTE:
PTD3759 window shown on these drawings
meet EGRESS requirements



PROPOSED GARAGE & ADDITION
SCALE: 3/8" = 1'-00" DRAWN: F.E. BUCK
DATE: 1-17-2019
MARRI DEL DIACIO HEATHER WOLPE
52 ANDERSON ST.
BEACON NY 12508
EXISTING FLOOR PLAN JBB-377 2/1

City of Beacon Planning Board
3/19/2019

Title:

38 Judson Street

Subject:

Application submitted by Caroline Eisner, 38 Judson Street, Tax Grid No. 30-6054-47-297552-00, R1-5 Zoning District, for relief from Section 223-17(C) to construct an addition over the existing first floor structure with a 3 ft. side yard setback (*10 ft. required*) and a two-story addition with a 3 ft. side yard setback (*10 ft. required*)

Background:

ATTACHMENTS:

Description	Type
38 Judson Street Application	Application
38 Judson Street EAF	EAF
38 Judson Street Survey	Map
38 Judson Street Site Plan, Elevations, Floor Plan	Plans

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Caroline Eisner

ADDRESS: 38 Judson St
Beacon NY

TELEPHONE: 802 922 1205

E-MAIL: _____

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Paula 647-688 6998
Beth Sigler

ADDRESS: 11 Spring St 2H
Newburgh, NY 12550

TELEPHONE: (845) 372.3490

E-MAIL: beth@siglerhendersonstudio.com

PROPERTY LOCATION: 38 Judson St.

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 47 LOT 297552

Section of Zoning Code appealed from or Interpretation desired:

223-17C To construct an addition over the existing first floor with a 3 ft. side yard setback (10 ft. req'd) & a two-story addition with a 3 ft. side yard setback (10 ft. req'd)

Reason supporting request:

We are proposing an addition to an existing non-conforming house. For the addition to be in-line with the existing + to conform to the character of the adjacent structures an area variance is

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

Survey, Site Plan, Proposed Planst Elevations, Photographs

Date: _____

Caroline Eisner
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: Caroline Eisner

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:
38 Judson Street, Beacon, NY 12508

Applicant Address: 38 Judson Street Beacon, NY 12508

Project Address: 38 JUDSON STREET Beacon NY 12508

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, Caroline Eisner, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon
3. ALL tax payments due to the City of Beacon are current
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current

X Caroline Eisner
Signature of Owner

Title if owner is corporation

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

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://cityofbeacon.org/>

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SECTION A

Name of Applicant: Caroline Eisner

Address of Applicant: 38 Judson St. Beacon, NY

Telephone Contact Information: 802 922 6205

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.
Caroline Eisner	38 Judson St.	8029226205	9/20 2018	Coastal NY

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

(Print) ~~X~~ Caroline Eisher

(Signature) ~~X~~ 

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			
Beth Sigler, Sigler Henderson Studio, LLC			
Name of Action or Project: 38 Judson Street Addition			
Project Location (describe, and attach a location map): 38 Judson Street, Beacon NY located between Union and Robinson Streets. See attached parcel map			
Brief Description of Proposed Action: An addition to an existing non-conforming single family dwelling. The existing house built in the circa 1900 predates the zoning code. One side yard set back is less than the prescribed 10'. For the addition to be in line with existing house an area variance is required.			
Name of Applicant or Sponsor: Beth Sigler, Sigler Henderson Studio, LLC		Telephone: (845) 372-3498	
		E-Mail: beth@siglerhendersonstudio.com	
Address: 11 Spring Street, 2H			
City/PO: Newburgh		State: NY	Zip Code: 12550
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 <input type="checkbox"/>
			YES <input checked="" 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: Zoning Board of Appeals, Variance needed			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.115 acres	
b. Total acreage to be physically disturbed?		.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.115 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<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 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: Beth Sigler		Date: 02.23.2019
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?"

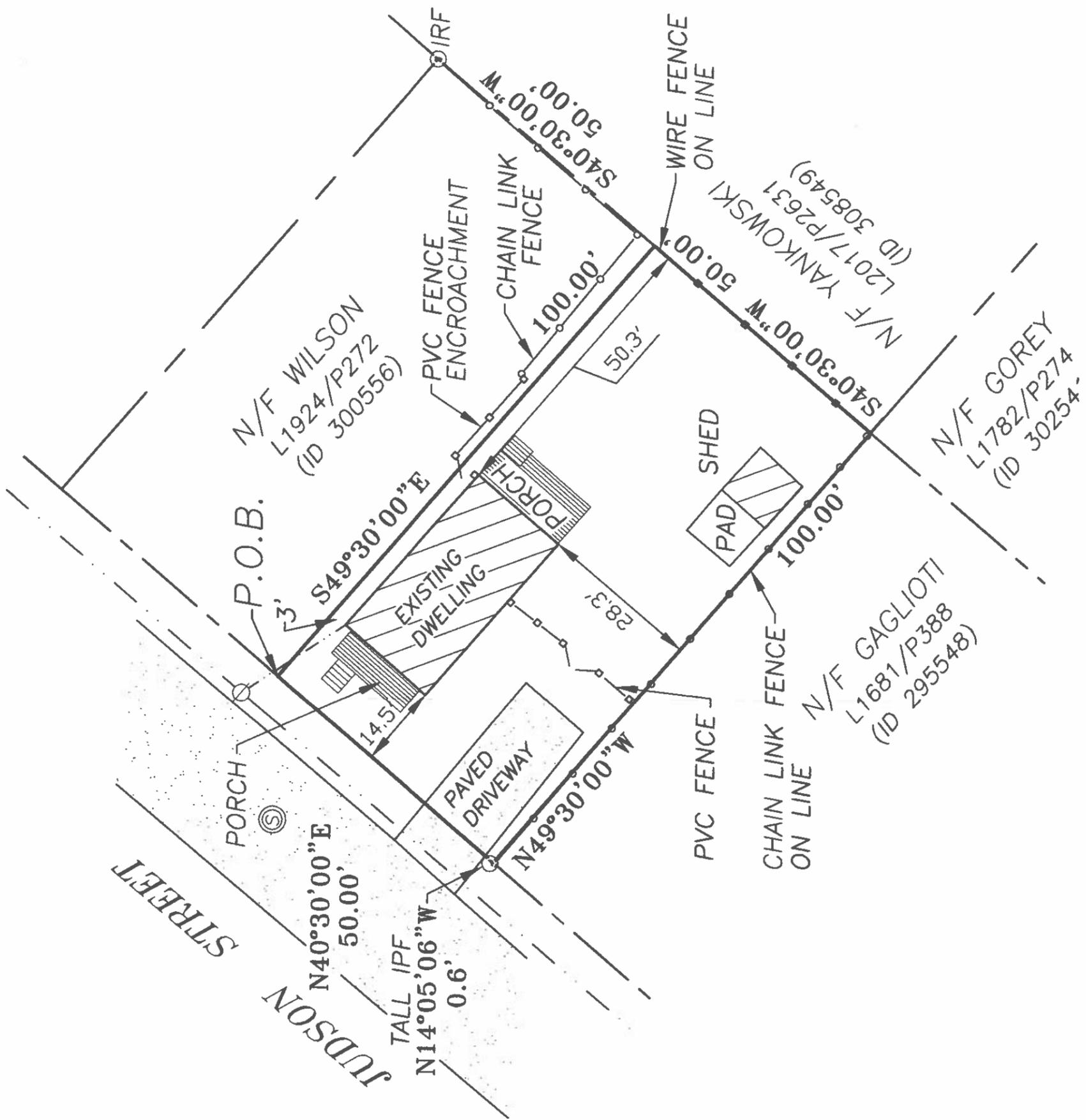
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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:	<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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



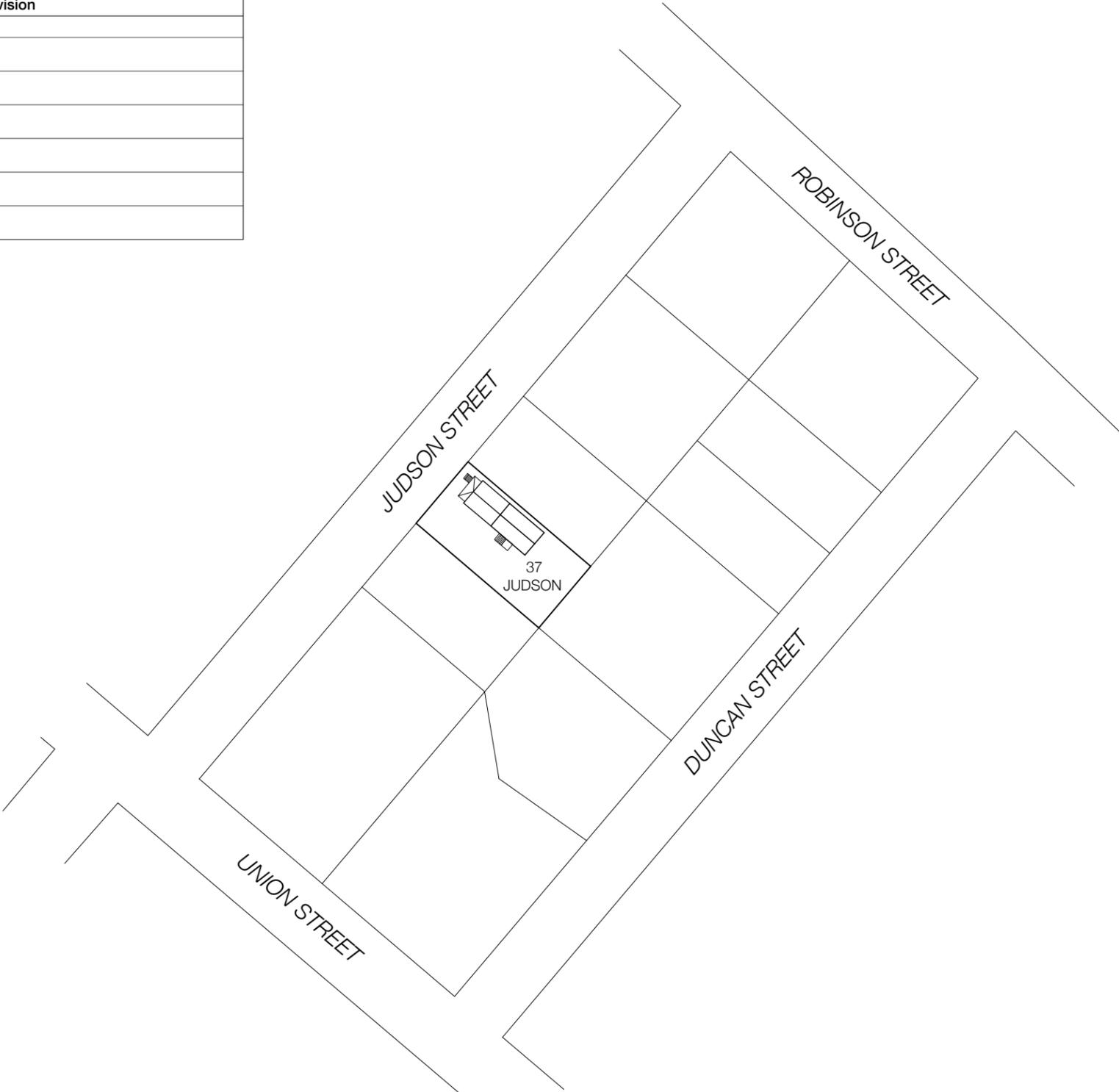
DRAWING INDEX

Drawing #	Drawing Title	Date	Revision
G-00	DRAWING INDEX	02.25.2019 ZBA	
V-01	PROPOSED SITE PLAN	02.25.2019 ZBA	
A-01	PROPOSED PLANS	02.25.2019 ZBA	
A-20	PROPOSED ELEVATIONS	02.25.2019 ZBA	
PH-01	EXISTING CONDITIONS PHOTOS	02.25.2019 ZBA	
PH-02	NEIGHBORHOOD PHOTOS	02.25.2019 ZBA	

SCOPE OF WORK

ALTERNATIONS TO EXISTING 1-FAMILY DWELLING
2 STORY ADDITION AND ENTRY PORCH

015 INTERNATIONAL RESIDENTIAL CODE
2017 UNIFORM CODE SUPPLEMENT NEW YORK STATE
2015 ENERGY CONSERVATION CODE WITH 2016 NEW YORK STATE SUPPLEMENT



1 AREA PLAN
Scale: 1:1000



ZONING REQUIREMENTS

223-17C SCHEDULE OF REGULATIONS FOR RESIDENTIAL DISTRICTS
R1-5 1-FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT SIZE

REQUIRED	EXISTING
AREA 5,000 SQ. FT.	5,000 SQ. FT.
WIDTH 50'	50'
DEPTH 100'	100'

MINIMUM YARD

REQUIRED	EXISTING	PROPOSED
FRONT 30'	9'	No Change
REAR 30'	50.3'	35.5'
SIDE 10' EACH SIDE	3' EAST SIDE	No Change
	28.3' WEST SIDE	No Change

MAXIMUM HEIGHT

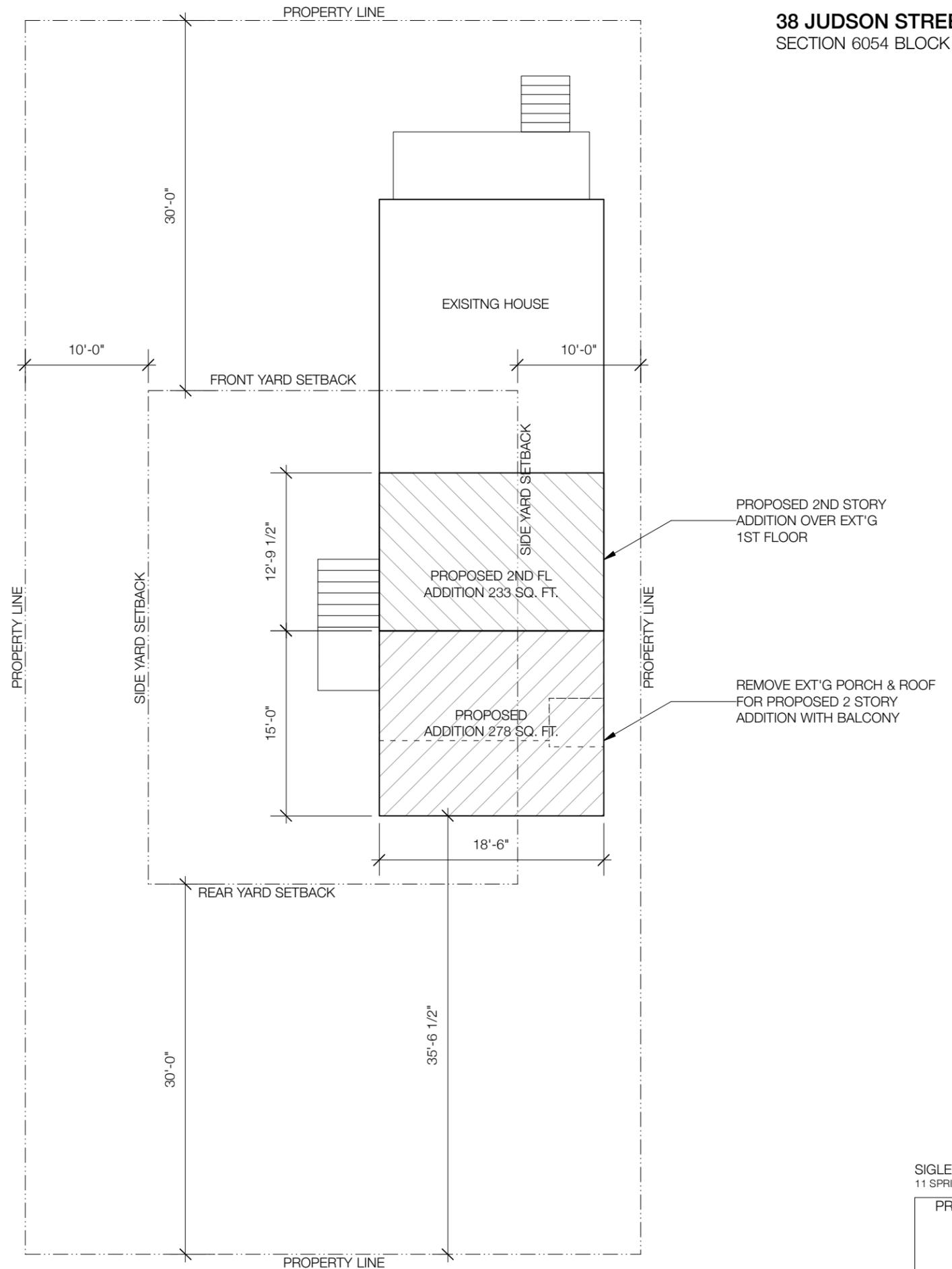
ALLOWED	EXISTING	PROPOSED
2 1/2 STORIES & 35'	2 1/2 STORIES 24'	2 1/2 STORIES & 27'

FOOTPRINT

EXISTING	PROPOSED
637 SQ. FT. HOUSE	910 SQ. FT. HOUSE
87 SQ. FT. COVERED PORCH	NO CHANGE
14.5% LOT COVERAGE	20% LOT COVERAGE

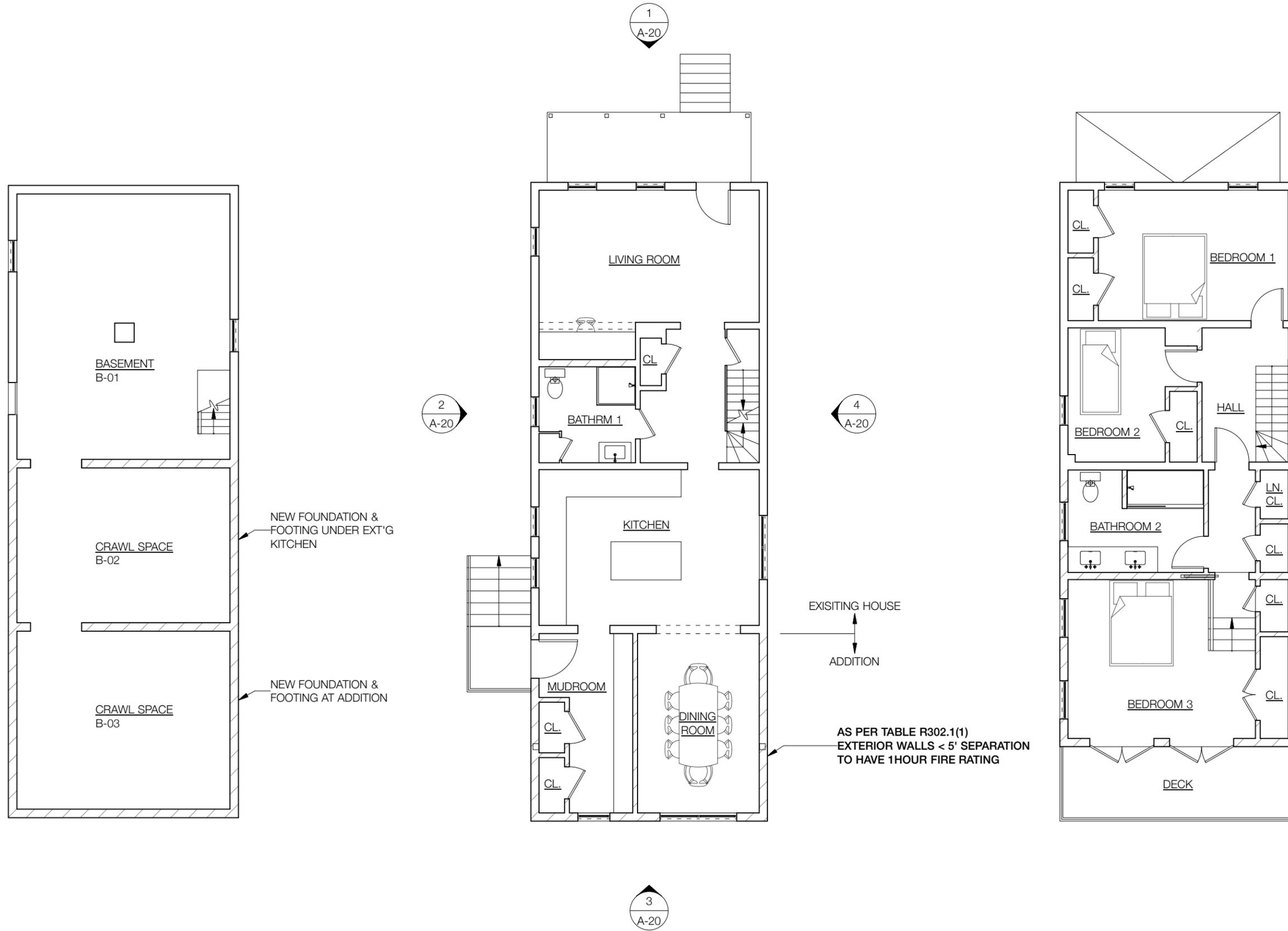
PARKING

REQUIRED	EXISTING	PROPOSED
2 SPACES	2 SPACES	NO CHANGE



1 SITE PLAN
Scale: 1" = 10'-0"



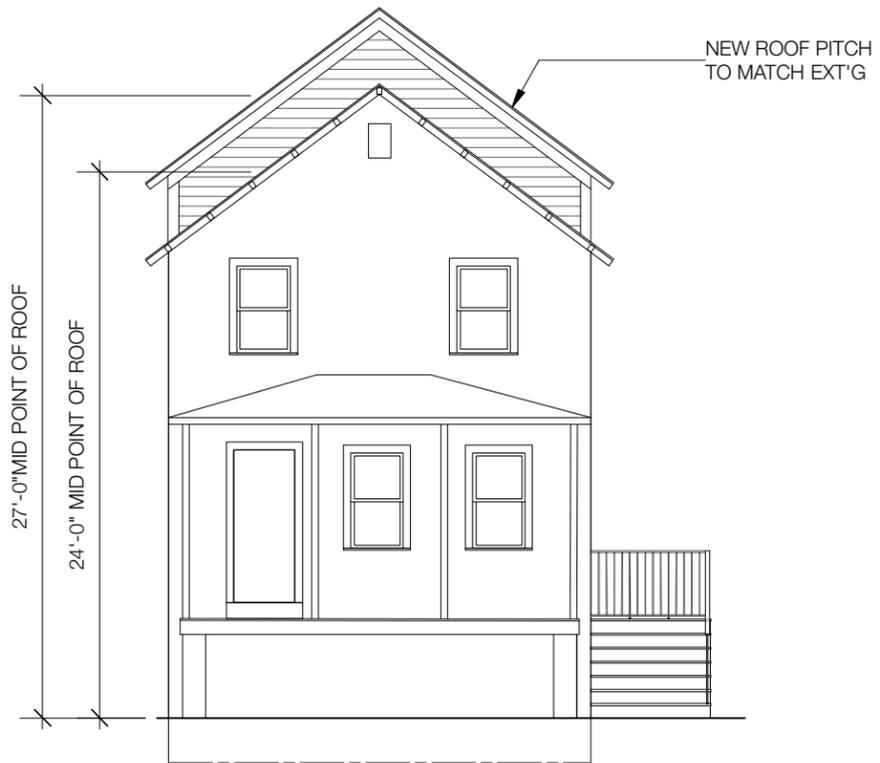


1 BASEMENT PLAN
Scale: 1/8" = 1'-0"

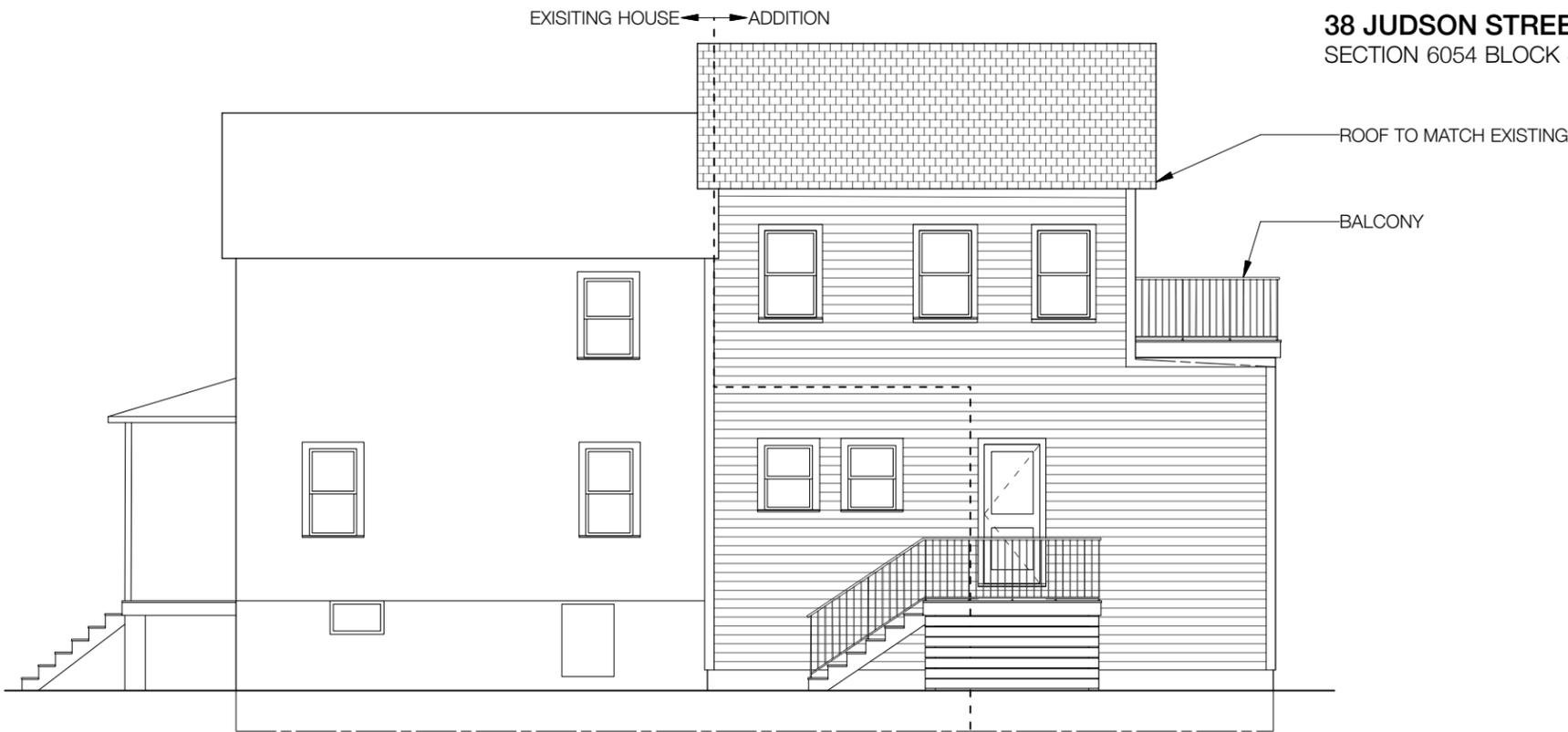


2 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

3 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



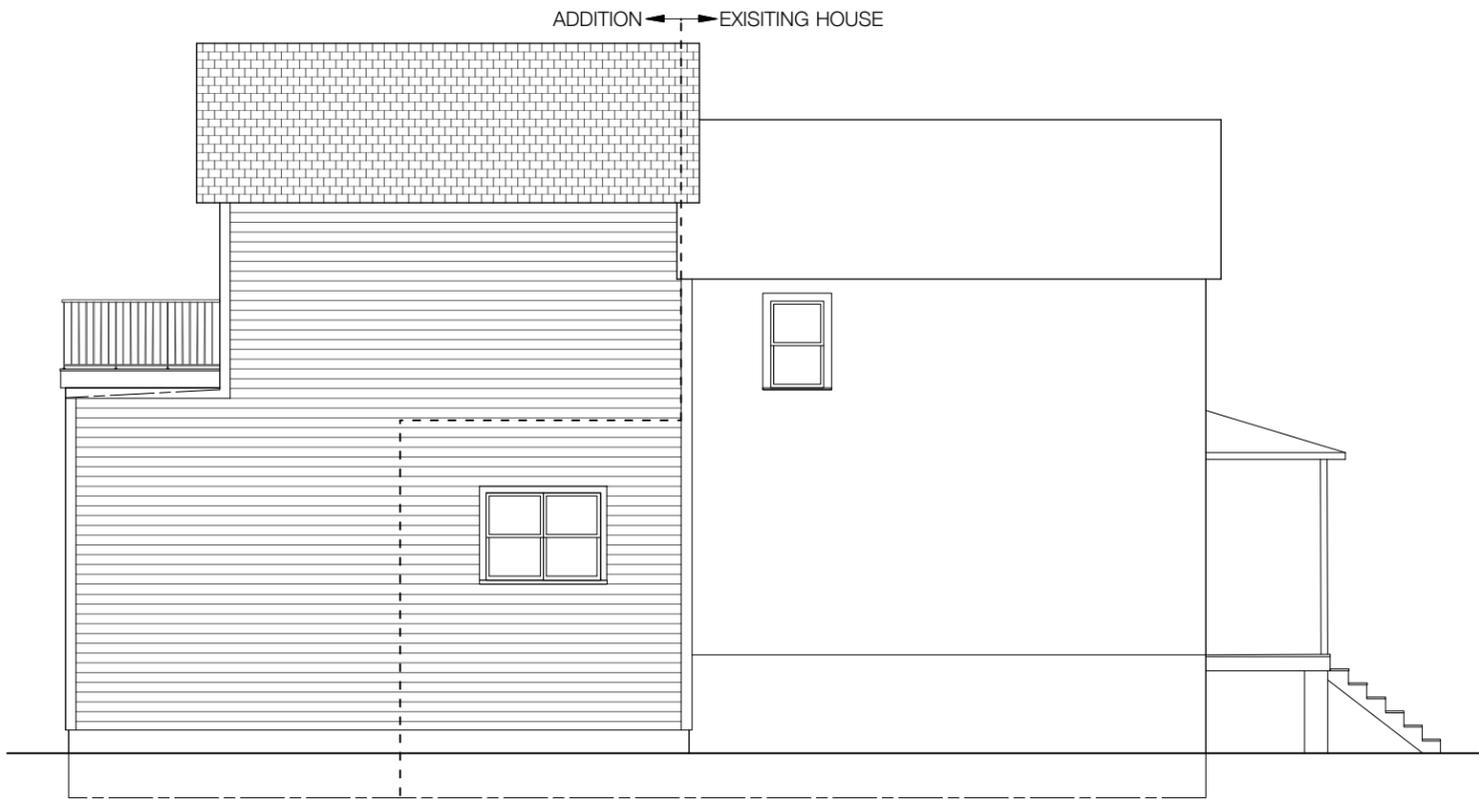
1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



4 EAST ELEVATION
Scale: 1/8" = 1'-0"





36 JUDSON



38 JUDSON



42 JUDSON



46 JUDSON

City of Beacon Planning Board
3/19/2019

Title:

10 Mackin Avenue

Subject:

Application submitted by Dennis Maroney, 10 Mackin Avenue, Tax Grid No. 30-5955-83-755085-00, R1-7.5 Zoning District, for relief from Section 223-17(E) to construct a new detached garage with 576 sq. ft. lot coverage (*348 sq. ft. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
10 Mackin Avenue Application	Application
10 Mackin Avenue EAF	EAF
10 Mackin Avenue Survey	Map
10 Mackin Avenue Plot Plan	Plans
10 Mackin Avenue Elevations	Backup Material

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Dennis Moroney

ADDRESS: 10 MACKIN AVE

Beacon NY 12508

TELEPHONE: 845 392 5126

E-MAIL: dehub@optonline.net

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 10 Mackin Ave.
Beacon, NY

ZONING DISTRICT: R17.5

TAX MAP DESIGNATION: SECTION 5955

BLOCK 83 LOT 755085

Section of Zoning Code appealed from or Interpretation desired:

Section 223-17(E) to construct a new detached garage with 576 sq. ft. lot coverage
(348 sq. ft. maximum permitted)

Reason supporting request:

Need of a two car garage for cars / Snow Blower
Power washer & other tools

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

Date: X 2/19/19

X Dennis Moroney
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: Dennis Moroney

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:

439 Fishkill Ave

Beacon, NY 12508

Applicant Address: 10 Mackin Ave Beacon NY 12508

Project Address: 10 Mackin Ave Beacon NY 12508

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, Dennis Moroney, 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>
True |
| 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>NO</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>yes</u> |

X Dennis Moroney
Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO

YES

Initial

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

—

DM

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

—

DM

pd eg
pd eg

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: DENNIS MORONEY
 Address of Applicant: 10 MACKIN AVE BEACON, NY 12508
 Telephone Contact Information: 845 392 5126

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.
DENNIS MORONEY	Residence	845 392 5126	1984	12/09/2003 Dutchess Cty NY



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

(Print) X DENNIS MORONEY

(Signature) X



617.20
Appendix B
Short Environmental Assessment Form

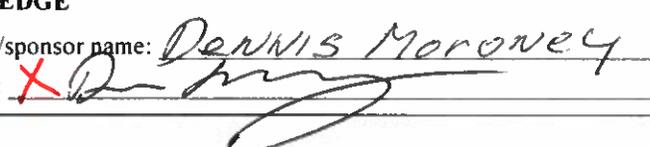
Instructions for Completing

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>2 CAR GARAGE</u>			
Project Location (describe, and attach a location map): <u>BACK end of Property</u>			
Brief Description of Proposed Action: <u>BUILDING A two CAR GARAGE</u>			
Name of Applicant or Sponsor: <u>DENNIS MORONEY</u>		Telephone: <u>845 392 5126</u>	
Address: <u>10 MACKIN AVE</u>		E-Mail: <u>dehub@optonline.net</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.			NO <input type="checkbox"/> YES <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:			NO <input type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.115</u> 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.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<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"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input type="checkbox"/>	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<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>DENNIS MORONEY</u>	Date: <u>X 2/28/19</u>	
Signature: <u>X </u>		

09

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"/>

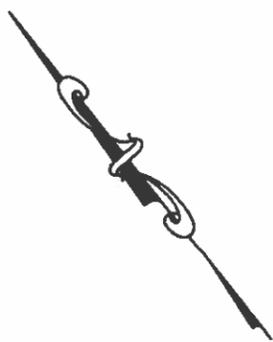
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or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

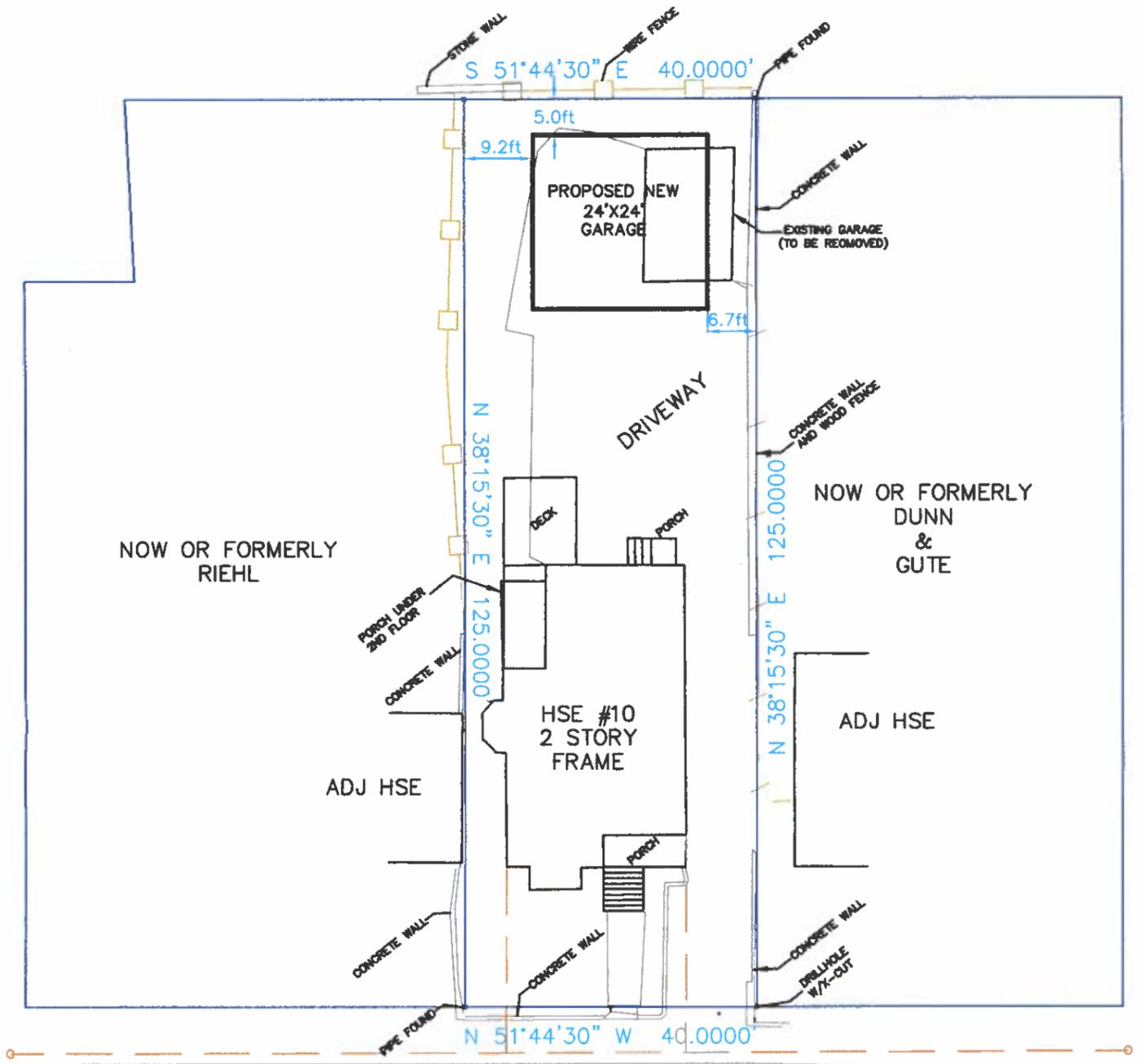
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

5000.0 SQ. FT.
0.11 ACRES



NOW OR FORMERLY
ESPENSCHIED



NOW OR FORMERLY
RIEHL

NOW OR FORMERLY
DUNN
&
GUTE

MACKIN AVE

PLOT PLAN

DRAWN	DATE 01/26/19	PROPOSED GARAGE D.MORONEY
APPROVED	DATE	10 MACKIN AVE BEACON NY
SCALE 1" = 20'	SHEET 1	PROJECT NO.

