

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

The Zoning Board of Appeals will meet on **Tuesday, April 16, 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. 1. **Revised** application submitted by Caroline Eisner, 38 Judson Street, Tax Grid No. 30-6054-47-297552-00, R1-5 Zoning District, for relief from the following:
 - 1) Section 223-17(C) to construct a 225 sq. ft. one-story rear addition with a 3 ft. side yard setback *(10 ft. required)*
 - 2) Section 223-17(C) to construct a 233 sq. ft. second story addition over the existing first floor kitchen with a 3 ft. side yard setback *(10 ft. required)*
2. 1. Application submitted by Marianne Hughes Joiner, 27 Fowler Street, Tax Grid No. 30-5954-44-972638-00, R1-5 Zoning District, to create an accessory apartment in an accessory structure which requires relief from the following:
 - 1) Section 223-17(C) for a 0.3 ft. side yard setback *(5 ft. required)*
 - 2) Section 223-17 (C) for a 3.7 ft. rear yard setback *(5 ft. required)*
 - 3) Section 223-17(E) for a 417 sq. ft. accessory structure *(342 sq. ft. maximum permitted)*
 - 4) Section 223-24(1)(F) to provide one off-street parking space *(2 off-street parking spaces required)*
 - 5) Section 223-26(C)(1) to create a parking area in the required front yard

City of Beacon Planning Board
4/16/2019

Title:

38 Judson Street

Subject:

1. **Revised** application submitted by Caroline Eisner, 38 Judson Street, Tax Grid No. 30-6054-47-297552-00, R1-5 Zoning District, for relief from the following:

- 1) Section 223-17(C) to construct a 225 sq. ft. one-story rear addition with a 3 ft. side yard setback (*10 ft. required*)
- 2) Section 223-17(C) to construct a 233 sq. ft. second story addition over the existing first floor kitchen with a 3 ft. side yard setback (*10 ft. required*)

Background:

ATTACHMENTS:

Description	Type
38 Judson Street Cover Letter	Cover Memo/Letter
38 Judson Street REVISED Application	Application
38 Judson Street EAF	EAF
38 Judson Street REVISED Site Plan	Plans

SIGLER HENDERSON **STUDIO** LLC

11 SPRING STREET 2H NEWBURGH NY, 12550

TRANSMITTAL

To: Dave Buckley
Building Department
1 Municipal Plaza
Beacon, NY 12508

Date: March 25, 2019

Via: Hand Delivered/email

Ref: 38 Judson Street Section 6054 Block 47 Lot 297552

Text: Mr. Buckley,

We are submitting revised drawings for the Zoning Board of Appeals meeting on April 16, 2019, and request to be placed on the agenda for that meeting.

The owner is requesting a variance to add a bathroom to the second floor of the house; none exists there currently. We have carefully explored options for an addition that would not encroach on the side yard setback. Since the majority of the existing two-story house is in the front yard set-back, an addition to the SW accessible from the second story would require a front yard variance. Any addition not requiring a variance would have an awkward connection to the house, require the major modification to a kitchen that was newly installed by the previous owner and not be in character with the neighborhood.

The following changes were made in response to the neighbor's concerns expressed at the March 19, 2019 ZBA meeting and are as follows:

- The second story addition has been reduced in length and height
- The roof on the second story addition will match the height of the existing roof
- The overall length has been reduced to extend 3'-0" beyond the existing covered porch instead of the proposed 6'-0".

Enclosed please find the following drawings:

G-01 R1 03.26.2019

V-01 R1 03.26.2019

A-01 R1 03.26.2019

A-20 R1 03.26.2019

A-21 03.26.2019

Please let me know if you have any questions or require any additional information.

Thank you,

Beth Sigler
Sigler Henderson Studio LLC

ZONING BOARD OF APPEALS
City of Beacon, New York

REVISED

APPLICATION FOR APPEAL

OWNER: Caroline Eisner

ADDRESS: 38 Judson St

Beacon NY

TELEPHONE: 802 922 6205

E-MAIL: _____

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

Paula

607-688 6998

REPRESENTED BY: Beth Sigler

ADDRESS: 11 Spring St 2H

Newburgh, NY 12550

TELEPHONE: (845) 372.3498

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 a 225 sq. ft. one-story rear addition with a 3 ft. side yard setback
and a second story addition over the existing first floor kitchen with a 3 ft. side yard setback
(10 ft. req'd)
(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 Plans & Elevations, Photographs

Date: _____

X 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 ☒

Caroline Eisner
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

☒

☐

JM

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

☐

☒

JM

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

☐

☒

JM

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: Caroline EismanAddress of Applicant: 38 Judson St. Beacon, NYTelephone 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 Eisman	38 Judson St.	8029226205	9/20 2018	Beacon 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 Caroline Eisher

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.			<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"/>																	
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			<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? _____ .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. <table style="width: 100%;"><tr><td><input type="checkbox"/> Urban</td><td><input type="checkbox"/> Rural (non-agriculture)</td><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input type="checkbox"/> Forest</td><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____		<input type="checkbox"/> Parkland				
<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 checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

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

DRAWING INDEX

Drawing #	Drawing Title	Date	Revision
G-00	DRAWING INDEX	02.25.2019 ZBA	03.26.2019 ZBA REV.1
V-01	PROPOSED SITE PLAN	02.25.2019 ZBA	03.26.2019 ZBA REV.1
A-01	PROPOSED PLANS	02.25.2019 ZBA	03.26.2019 ZBA REV.1
A-20	PROPOSED ELEVATIONS	02.25.2019 ZBA	03.26.2019 ZBA REV.1
A-21	ELEVATION COMPARISON	03.26.2019 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
2ND STORY ADDITION OVER EXISTING FIRST STORY
NEW BATHROOM ON HTE 2ND FLOOR
1 STORY ADDITION IN THE LOCATION OF AN EXISTING PORCH AND ROOF
NEW ENTRY DECK

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





NOTE:

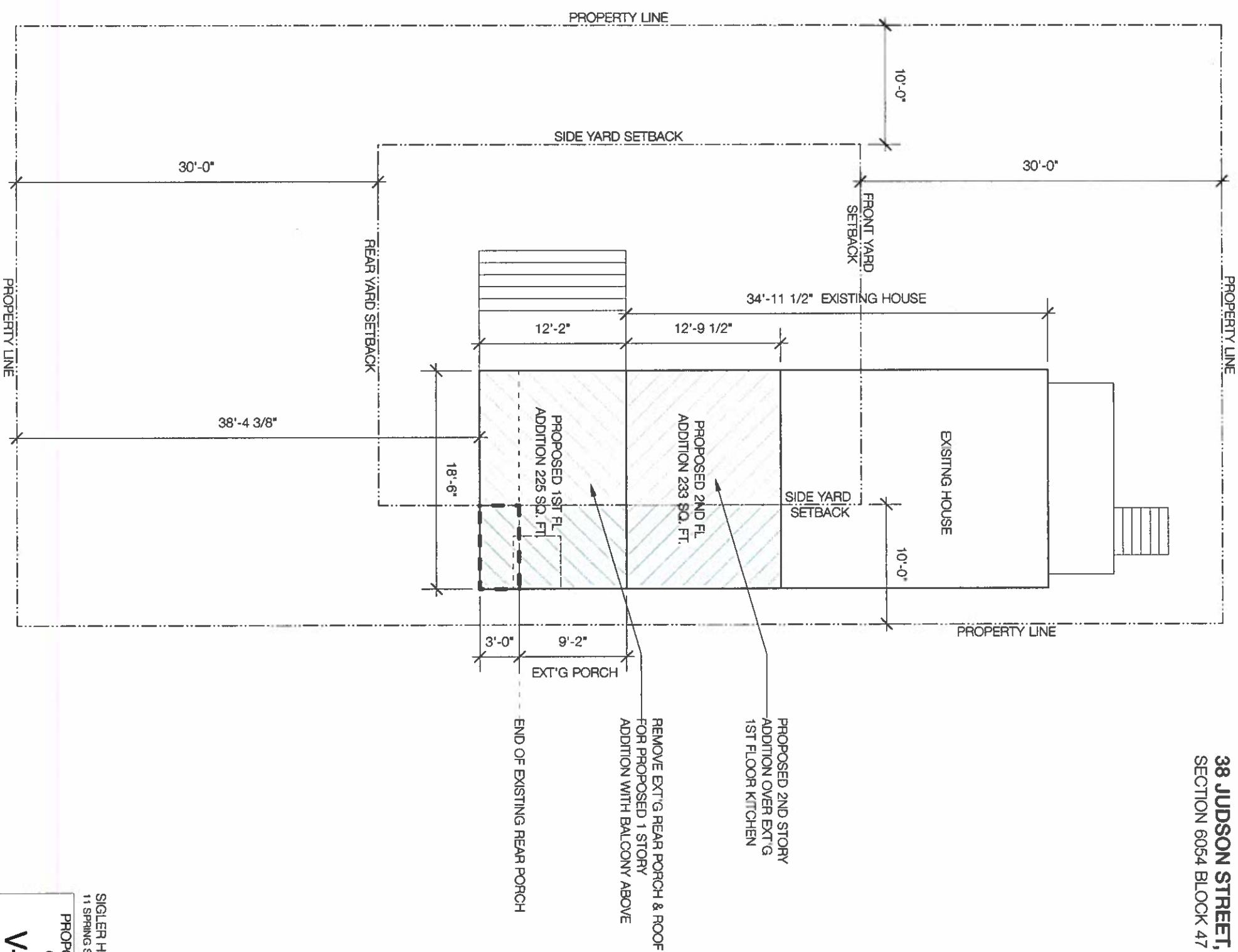
AREA PLAN IS DERIVED FROM DUTCHESS COUNTY PARCEL ACCESS MAPS, FIELD MEASUREMENTS AND THE SURVEY OF STEVEN J. GREEN PLS FOR 38 JUDSON STREET. NO OTHER PROPERTY SURVEYS WERE OBTAINED. THE LOCATION AND SIZE OF THE ADJACENT HOUSES ARE BASED ON THE PARCEL MAP.



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

DRAWING KEY

-  2ND FLOOR ADDITION OVER 1ST FLOOR
-  1 STORY ADDITION IN LOCATION OF EXISTING COVERED PORCH
-  AREA OF ADDITION THAT IS IN THE SIDE YARD SETBACK = 147 SQ. FT.
THERE IS NO INCREASE TO THE FOOTPRINT IN THIS SHADED AREA
-  AREA OF ADDITION OUTSIDE THE EXISTING FOOTPRINT & WITHIN THE SIDE YARD SETBACK = 23 SQ. FT.

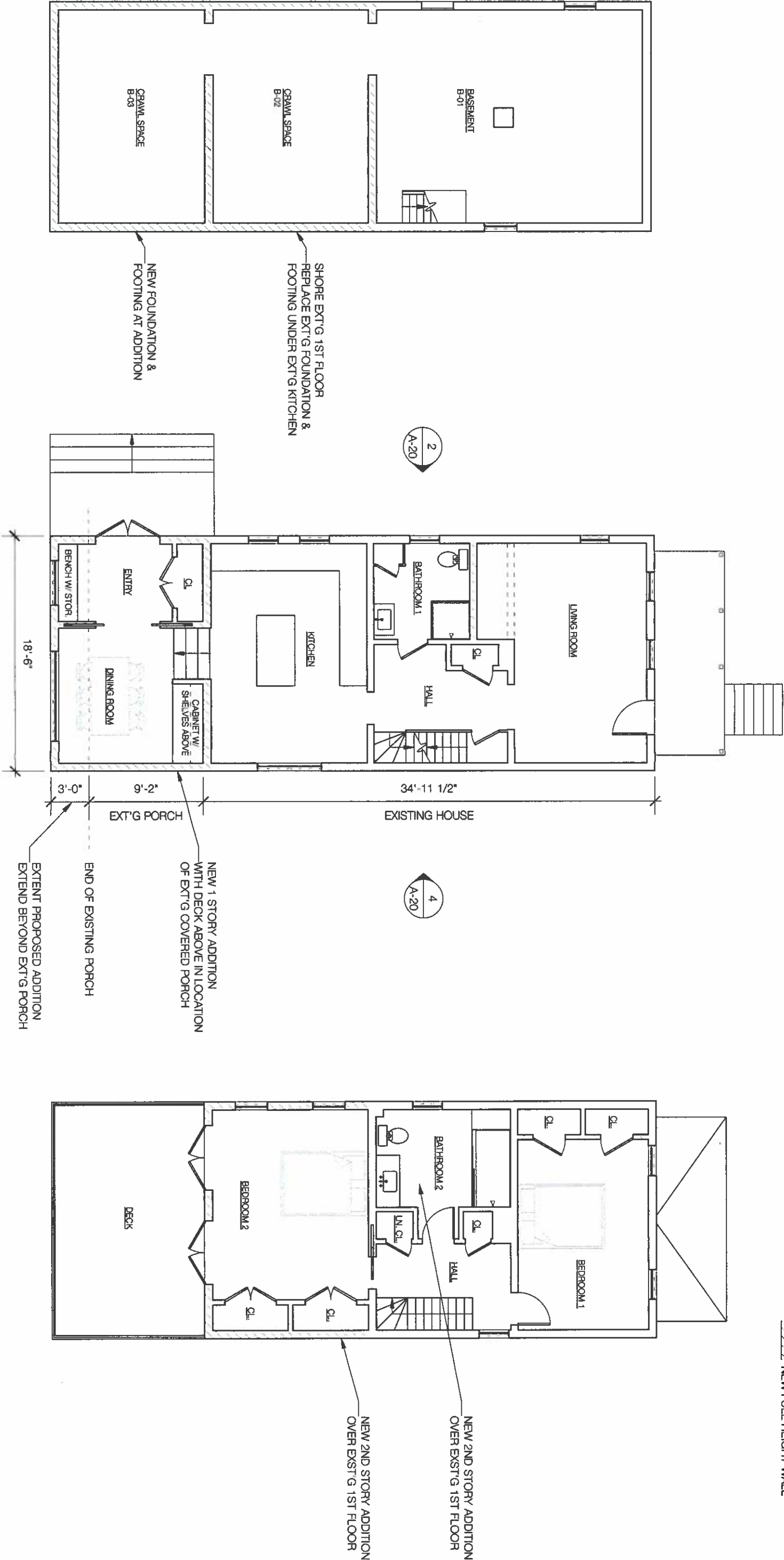


SIGLER HENDERSON STUDIO
11 SPRING ST. NEWBURGH, NY 12550

V-01 R1

DRAWING KEY

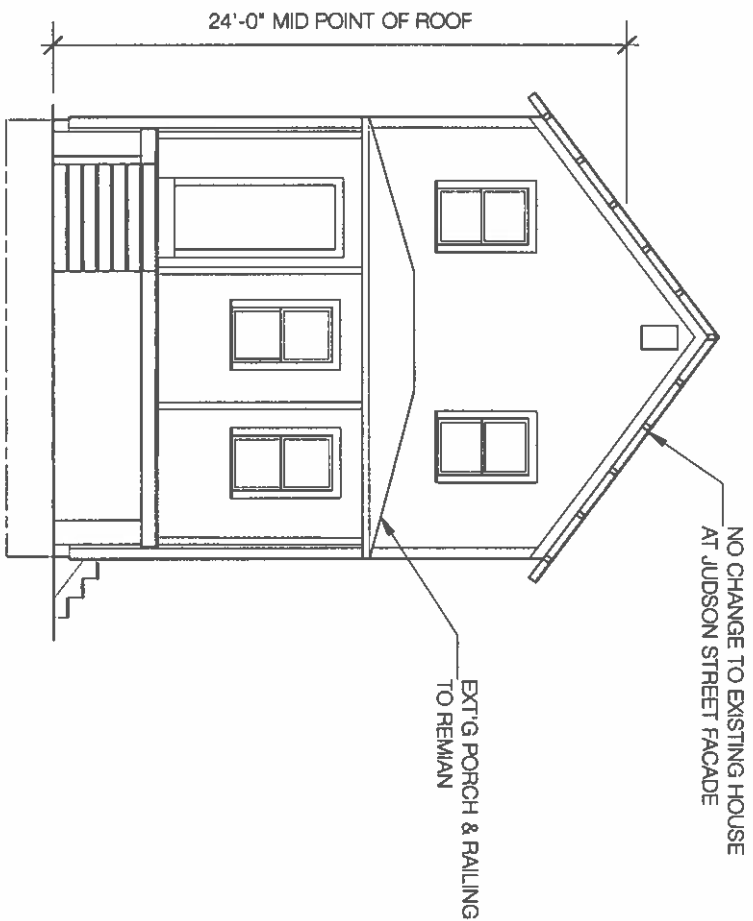
- EXISTING TO REMAIN
- NEW FULL HEIGHT WALL



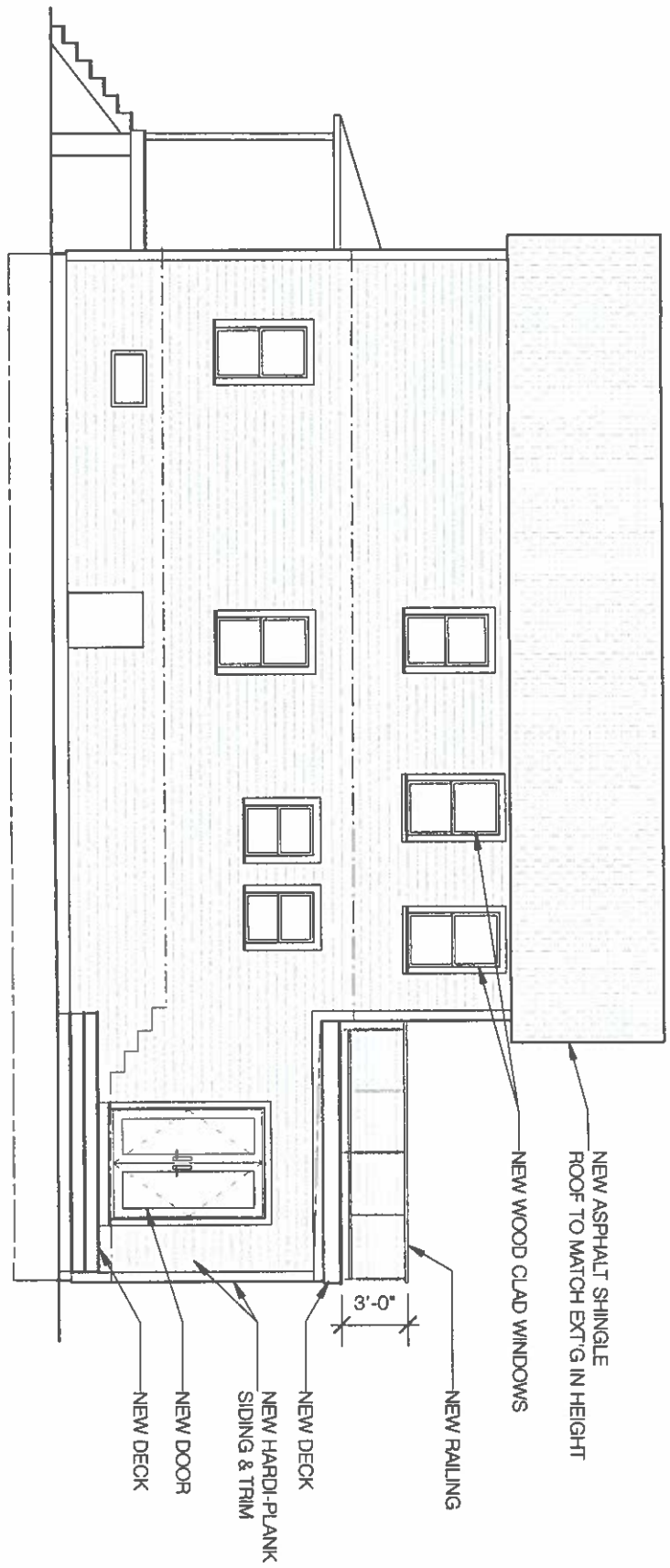
1 BASEMENT PLAN
Scale: 1/8" = 1'-0"

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

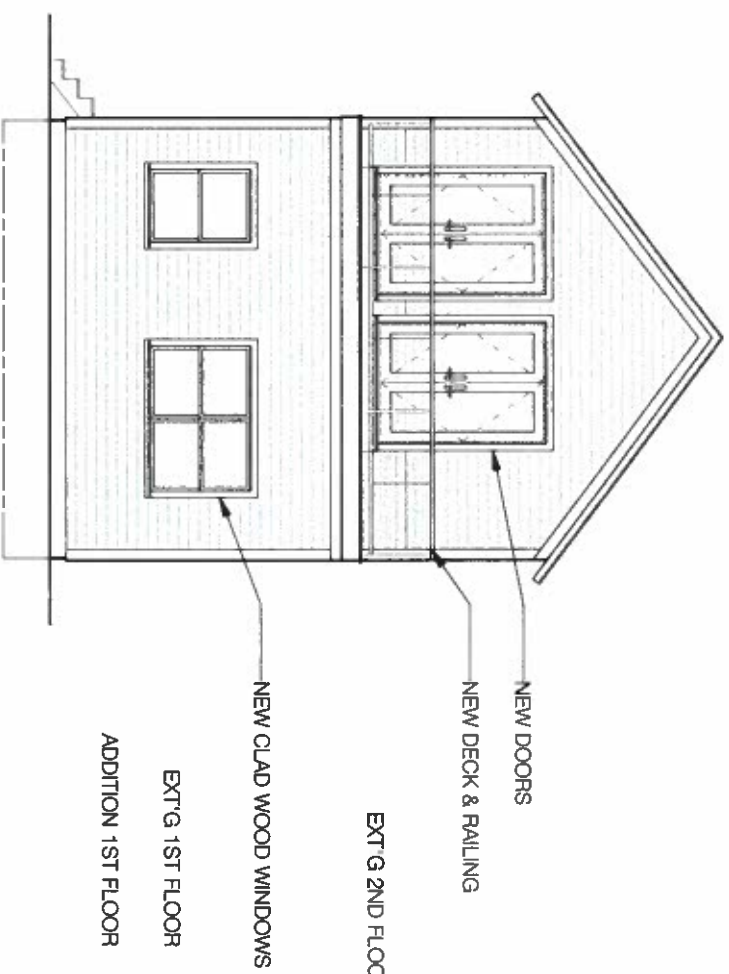
3 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



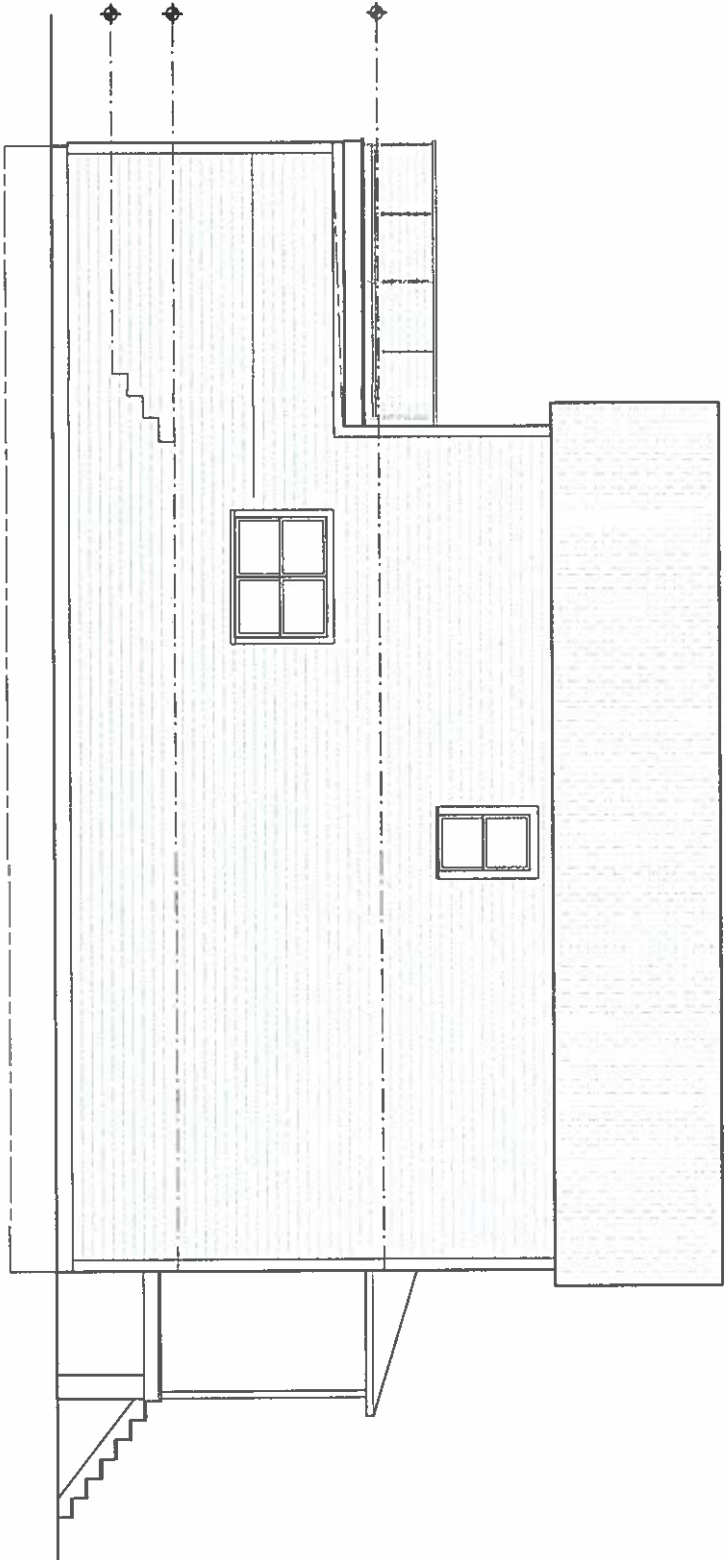
1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



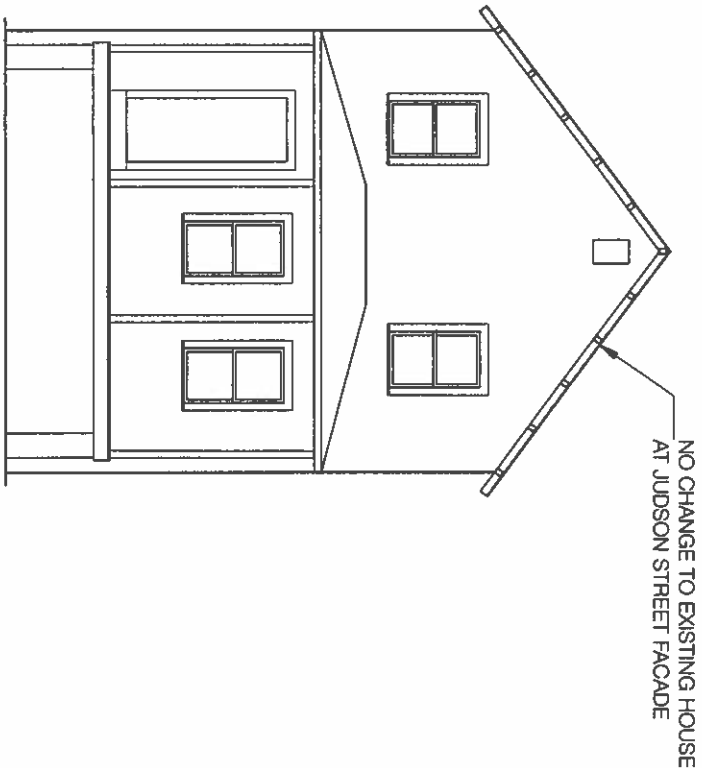
2 WEST ELEVATION
Scale: 1/8" = 1'-0"



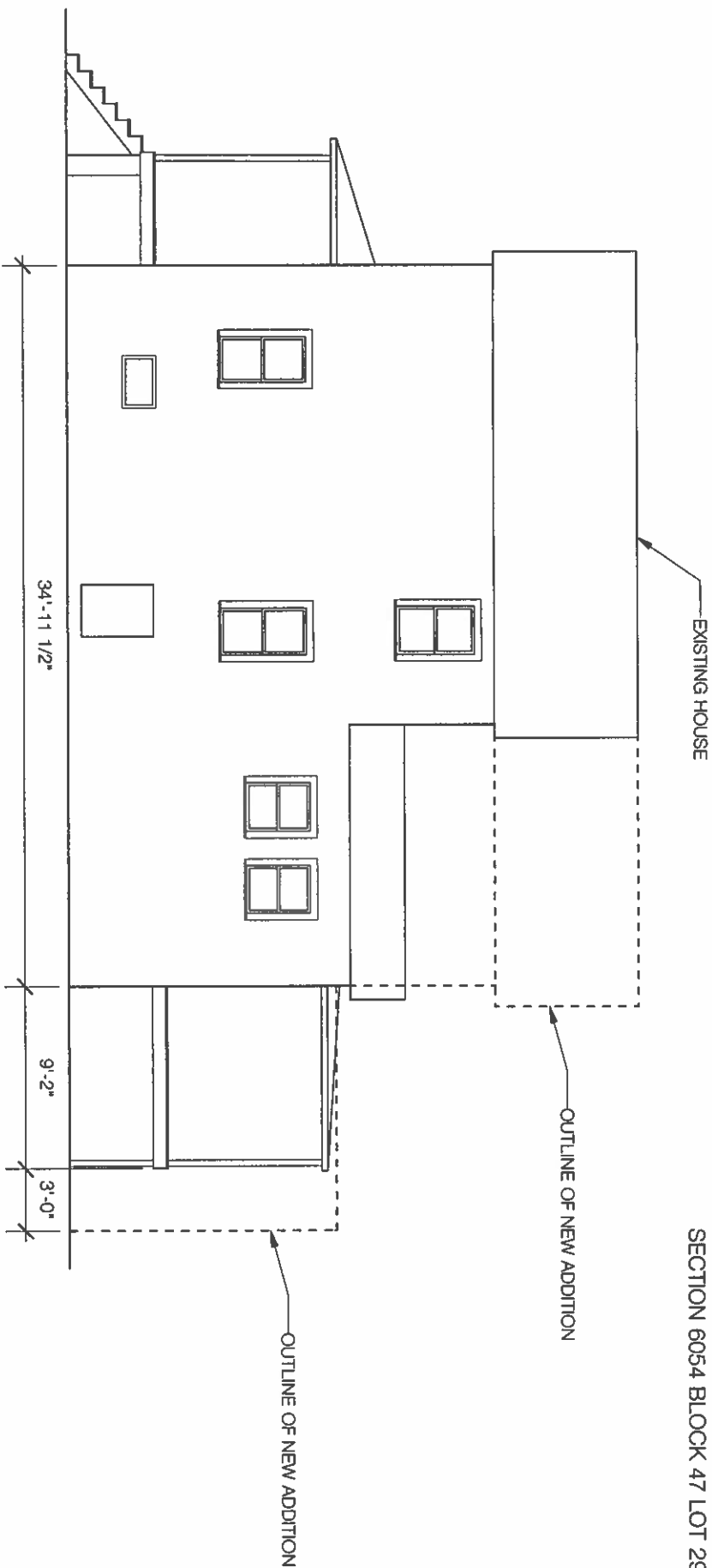
3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



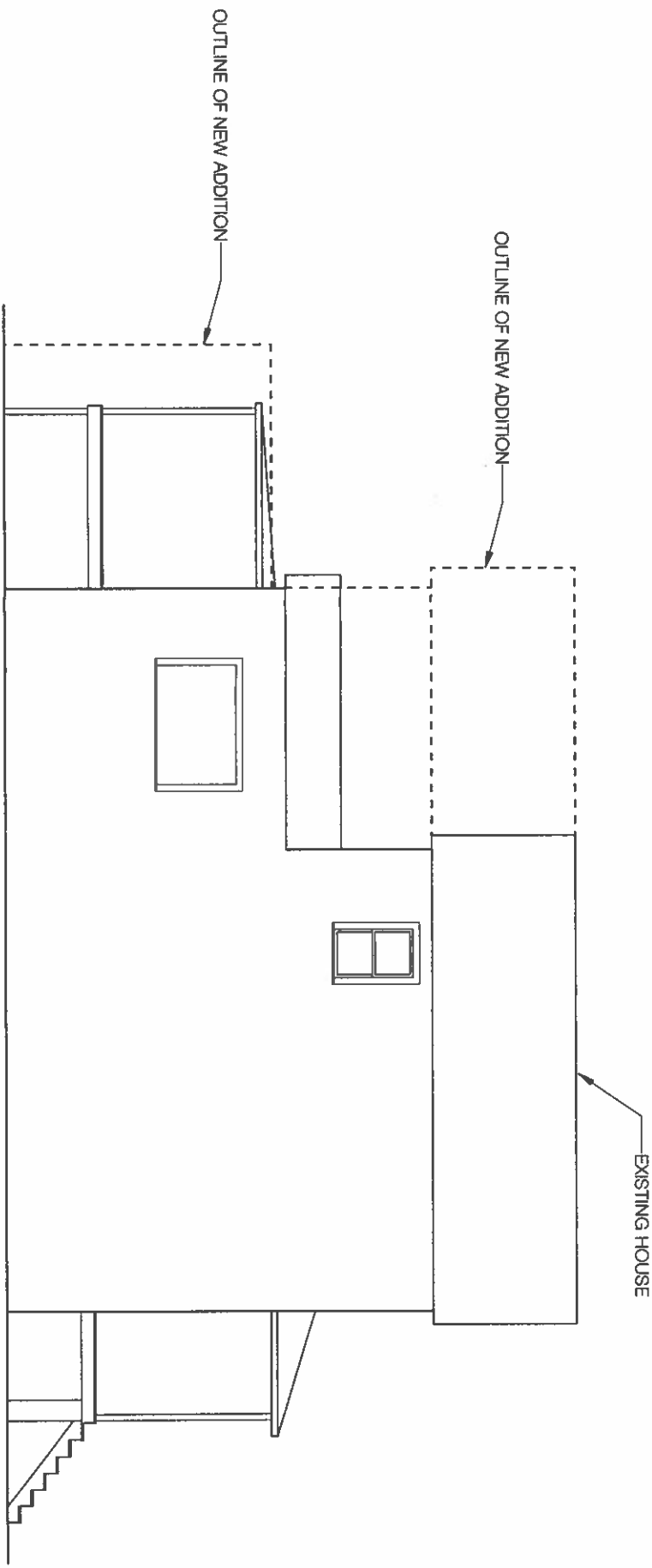
4 EAST ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

City of Beacon Planning Board
4/16/2019

Title:

27 Fowler Street

Subject:

1. Application submitted by Marianne Hughes Joiner, 27 Fowler Street, Tax Grid No. 30-5954-44-972638-00, R1-5 Zoning District, to create an accessory apartment in an accessory structure which requires relief from the following:

- 1) Section 223-17(C) for a 0.3 ft. side yard setback (*5 ft. required*)
- 2) Section 223-17 (C) for a 3.7 ft. rear yard setback (*5 ft. required*)
- 3) Section 223-17(E) for a 417 sq. ft. accessory structure
(*342 sq. ft. maximum permitted*)
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(*2 off-street parking spaces required*)
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Background:

ATTACHMENTS:

Description	Type
27 Fowler Street Application	Application
27 Fowler Street EAF	EAF
27 Fowler Street Site Plan	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: MARIANNE HUGHES-JOINER

ADDRESS: 27 FOWLER ST

BEACON, NY 12508

TELEPHONE: 917-204-3702

E-MAIL: mariannepatricia@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: STEPHEN WHALEN R.A.
C/O WHALEN ARCHITECTURE, PLLC

ADDRESS: 3 VAN WYCK LANE, SUITE #1
WAPPINGERS FALLS, NY 12590.

TELEPHONE: 845-227-9190

E-MAIL: SW@WHALENARCHITECTURE.COM.

PROPERTY LOCATION: 27 FOWLER ST.

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 44 LOT 972638
~~880723~~

Section of Zoning Code appealed from or Interpretation desired: To create accessory apt. in accessory structure.

① Section 223-17(c) for 0.3 ft side yard and 3.7 ft. rear yard setback (5 ft. required)

③ Section 223-17(e) for a 417 sq. ft. accessory structure (342 sq. ft. maximum permitted) ④ Section 223-24(G)(F)
to provide one off street parking space (two required) and ⑤ Section 223-26(c)(i) to create a parking
Reason supporting request: area in the required front yard

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

SITE PLAN, FLOOR PLAN, PROPOSED EXTERIOR ELEVATIONS

Date: 2/25/19

MJ Hughes
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: MARIANNE HUGHES - JOINER

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

N/A

List all properties in the City of Beacon that you hold a 5% interest in:

N/A

Applicant Address: 27 FANIER STREET

Project Address: 27 FANIER STREET

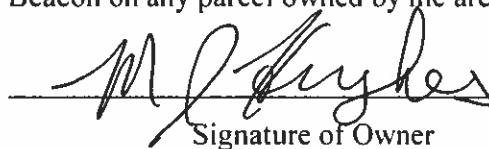
Project Tax Grid # 5954-44-972638

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, MARIANNE HUGHES, 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 ✓


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

✓ _____ EG

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

_____ ✓ JM

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

_____ ✓ JM

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: MARIANNE HUBBES-SOINERAddress of Applicant: 27 FOWLER ST. BEACON, NY 12508Telephone Contact Information: 917-204-3702**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.
MARIANNE SOINER-HUBBES	27 FOWLER ST.	917-204-3702		
GEORGE SOINER	27 FOWLER ST.			

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

(Print) Marianne Joiner-Hughes
(Signature) M Hughes

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>JOINER ·</u> <u>RENOVATIONS TO THE HUGHES RESIDENCE</u>							
Project Location (describe, and attach a location map): <u>27 FOWLER STREET, BEACON NY.</u>							
Brief Description of Proposed Action: <u>EXPAND AND CONVERT A SINGLE STORY GARAGE INTO AN ACCESSORY APARTMENT (1 BEDROOM).</u>							
Name of Applicant or Sponsor: <u>MARIANNE JOINER · HUGHES</u>		Telephone: <u>917.204.3702</u> E-Mail: <u>MARIANNEPATRICIA@GMAIL.COM</u>					
Address: <u>27 FOWLER STREET</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: <u>PLANNING BOARD, ZONING BOARD, BUILDING DEPARTMENT.</u>			<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? <u>0.10</u> acres							
b. Total acreage to be physically disturbed? <u>0.009</u> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.10</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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 type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>GUTTERS AND LEADERS TO SPASH BLOCKS AND/OR PLANTING BEDS.</u>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: MARLAINE JOINER - HUGHES Date: 2/25/19

Signature: *M. Hughes*

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

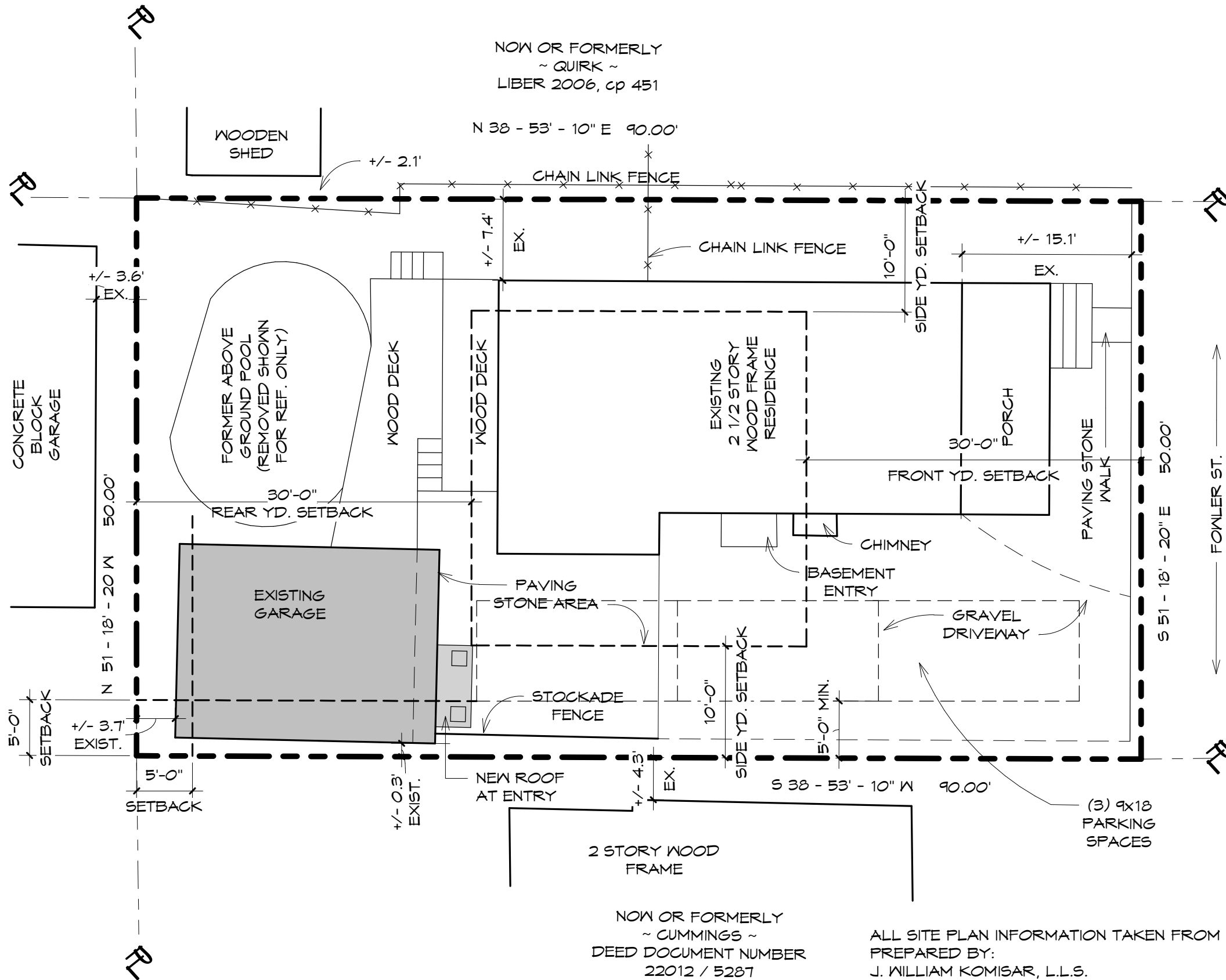
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" 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.
<u>STEPHEN WHALEN, RA, LEED AP v0</u> <small>Name of Lead Agency</small> <u>WHALEN ARCHITECTURE, PLLC</u>	<u>2/25/19</u> <small>Date</small>
<small>Print or Type Name of Responsible Officer in Lead Agency</small> <u>[Signature]</u>	<small>Title of Responsible Officer</small> <u>PRESIDENT</u>
<small>Signature of Responsible Officer in Lead Agency</small> <u>[Signature]</u>	<small>Signature of Preparer (if different from Responsible Officer)</small> <u>[Signature]</u>

PRINT

NOW OR FORMERLY
~ GELASJ ~
DEED DOCUMENT NUMBER
22015 / 3493



NOW OR FORMERLY
~ CUMMINGS ~
DEED DOCUMENT NUMBER
22012 / 5287

ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
PREPARED BY:
J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NY 12603
845.485.2626
DATE FEBRUARY 21, 2017



1
SP1.0

PROPOSED SITE PLAN

1" = 10'-0"

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DRAWING NO:

SP1.0

PROJECT PHASE:

ZBA 3/25/19

PROJECT NAME:

Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508

DRAWING TITLE:

PROPOSED SITE PLAN

SHEET:

1

of 5

DATE:

3/26/19

DRAWN BY:

SW

SCALE:

1" = 10'-0"

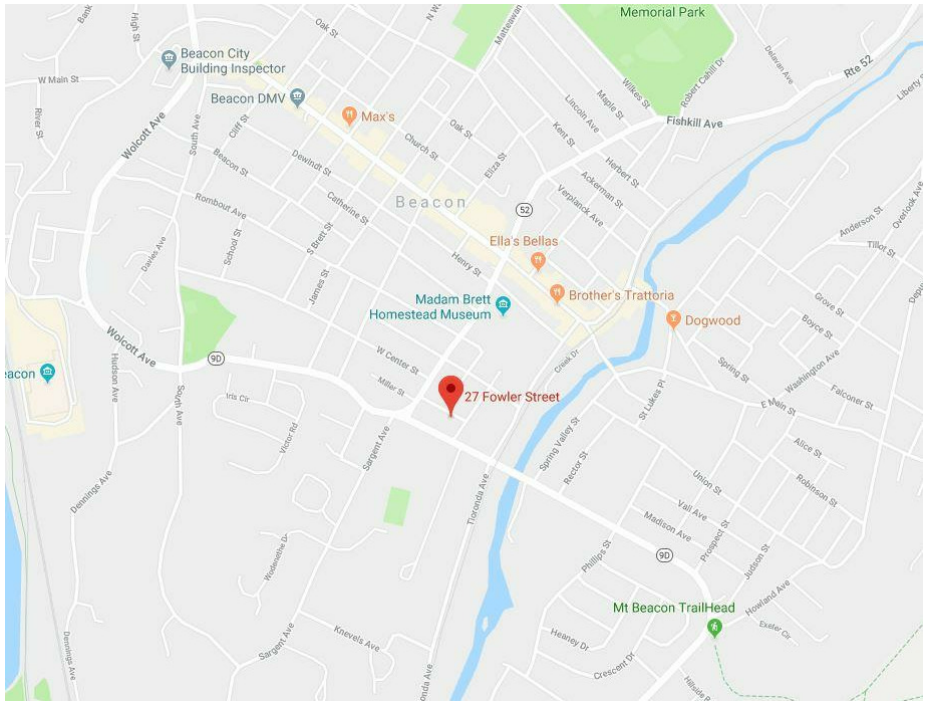
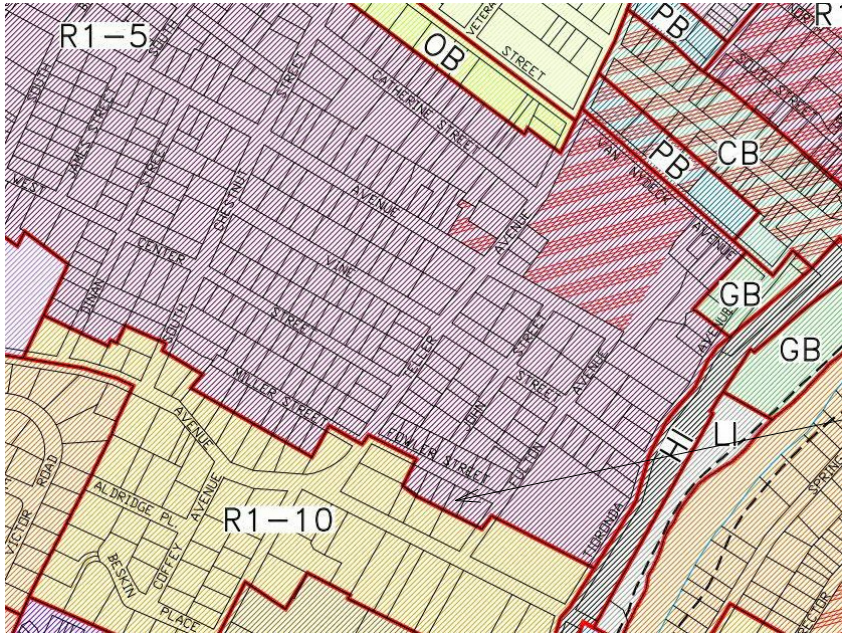
WHALEN
ARCHITECTURE pllc

3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590
(845) 227-9190
whalenarchitecture.com

ZONING INFORMATION ACCESSORY BUILDING						
TOWNSHIP: CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-972638 ZONE: R1-5	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	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	5 FT	5 FT	120 FT	40 %	1	2 / DWELLING UNIT
EXISTING:	3.7 FT	+/- 0.3 FT	+/- 369.4 SF	40.4%	0	2
PROPOSED:	3.7 FT*	+/- 0.3 FT*	+/- 404 SF	44.1% **	0	3 **

* EXISTING NON-CONFORMING / VARIANCE REQUIRED

** VARIANCE REQUIRED



2

SP1.1

PARTIAL ZONING MAP

NO SCALE

1

SP1.1

LOCATION MAP

NO SCALE

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Additions & Renovations to:
Hughes Residence
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Beacon, NY 12508

DRAWING TITLE:

ZONING INFORMATION

SHEET: 2 of 5

DATE:

3/26/19

DRAWN BY:

SW

SCALE:

As indicated

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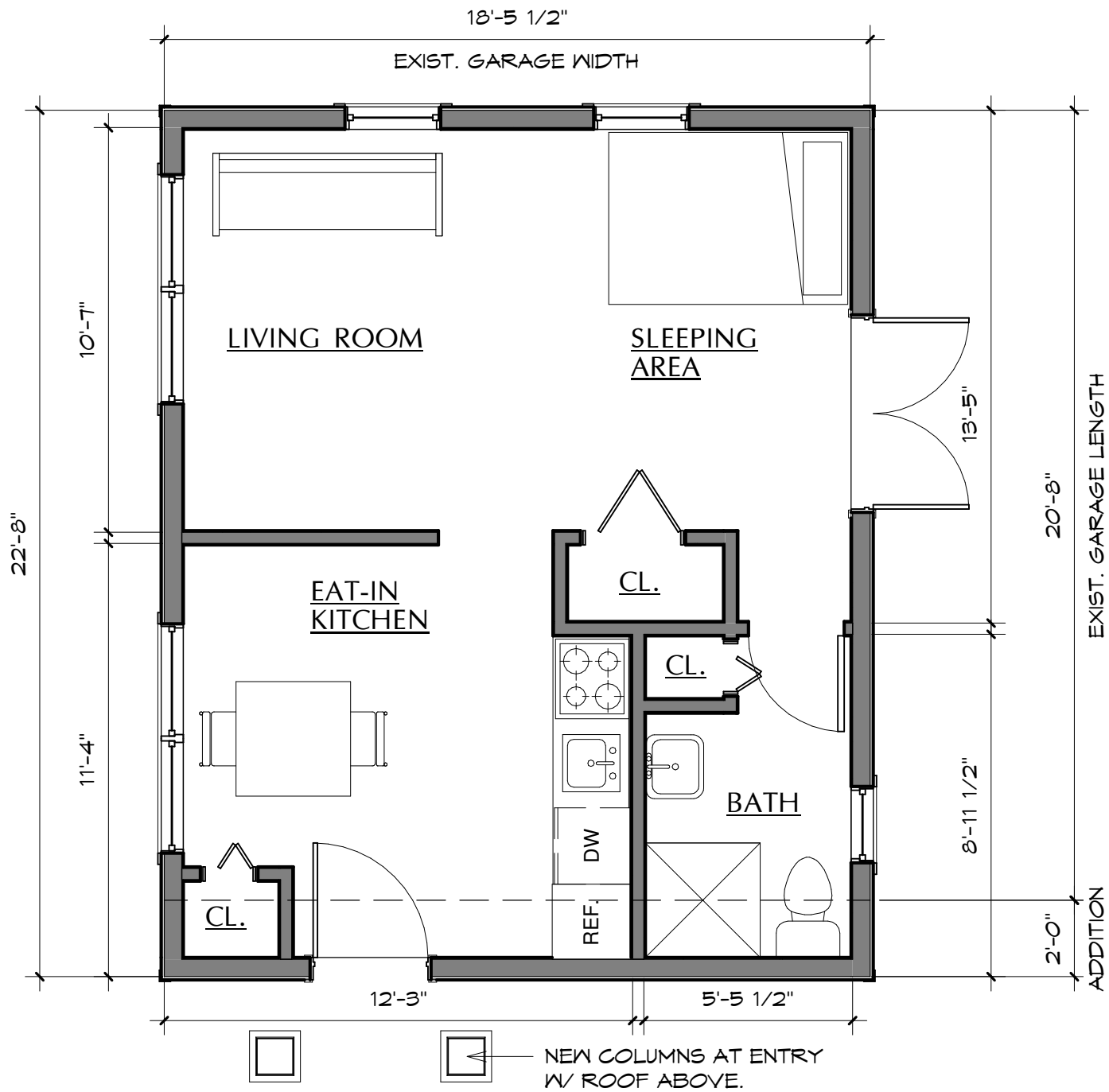
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(845) 227-9190
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DRAWING NO:

SP1.1

PROJECT PHASE:

ZBA 3/25/19



1
A1.0

PROPOSED FLOOR PLAN

1/4" = 1'-0"

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PROJECT NAME:

Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508

DRAWING TITLE:

PROPOSED FLOOR PLAN

SHEET:

3 of 5

DATE:

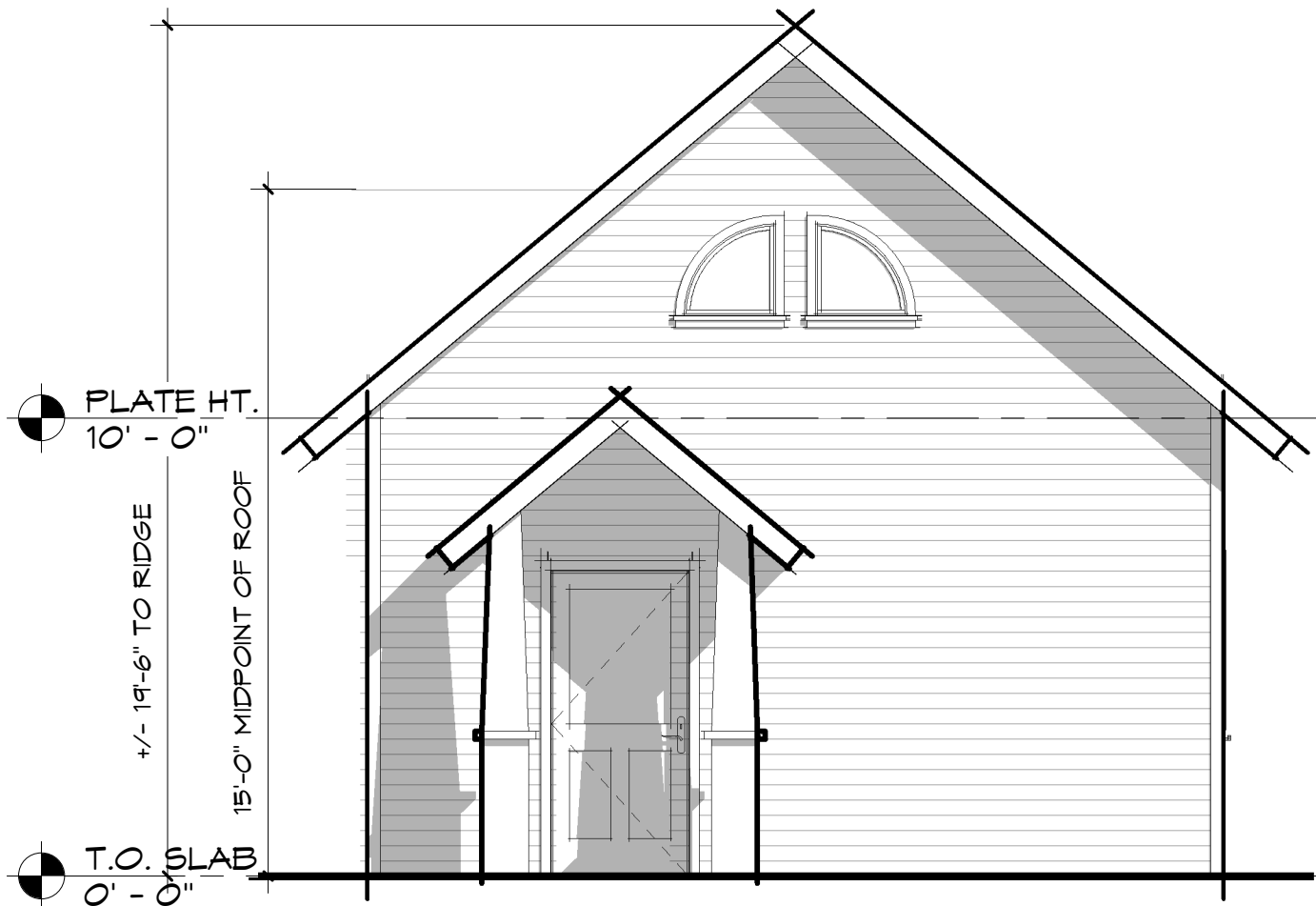
3/26/19

DRAWN BY:

SW/HM

SCALE:

1/4" = 1'-0"



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

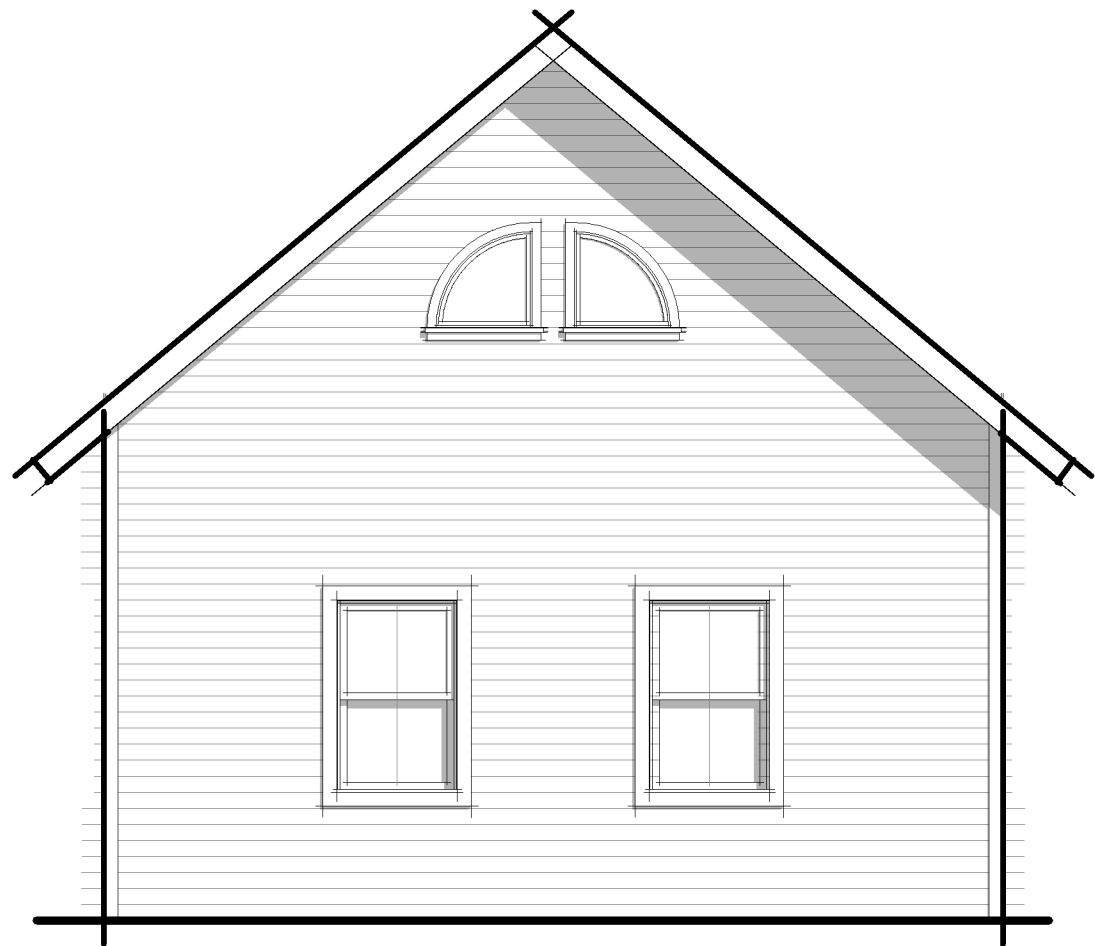


2 PROPOSED LEFT ELEVATION
A4.0 1/4" = 1'-0"

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<p>PROJECT NAME: Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508</p>		<p>DRAWING TITLE: PROPOSED FRONT & LEFT ELEVATIONS</p>	
<p>SHEET: 4 of 5</p>	<p>DATE: 3/26/19</p>	<p>DRAWN BY: SW/HM</p>	<p>SCALE: 1/4" = 1'-0"</p>
<p>WHALEN ARCHITECTURE pllc 3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590 (845) 227-9190 whalenarchitecture.com</p>			
<p>DRAWING NO: A4.0</p>			
<p>PROJECT PHASE: ZBA 3/25/19</p>			



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



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

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<p>PROJECT NAME: Additions & Renovations to: Hughes Residence 27 Fowler Street Beacon, NY 12508</p>		<p>DRAWING TITLE: PROPOSED REAR & RIGHT ELEVATIONS</p>	
<p>SHEET: 5 of 5</p>	<p>DATE: 3/26/19</p>	<p>DRAWN BY: SW</p>	<p>SCALE: 1/4" = 1'-0"</p>
<p>WHALEN ARCHITECTURE PLLC 3 Van Wyck Lane, Suite #1 Wappingers Falls, NY 12590 (845) 227-9190 whalenarchitecture.com</p>			
<p>DRAWING NO: A4.1</p>			
<p>PROJECT PHASE: ZBA 3/25/19</p>			