

**Zoning Board of Appeals
May 15, 2018**

The Zoning Board of Appeals met for a scheduled meeting on Tuesday, May 15, 2018 at 7:00 p.m. in the Municipal Center courtroom, One Municipal Plaza, Beacon, New York. Acting Chairman Robert Lanier, and Members Judy Smith, Jordan Haug, and David Jensen; and Building Inspector Tim Dexter. Chairman John Dunne was absent.

Mr. Lanier outlined the format of the Board's proceedings for the benefit of the public, explaining four out of five members were present and three votes would be needed to take action on a variance request.

Training Session

No training session was held due to inclement weather and unpassable roads, City Attorney Drew Gamils was not present.

Regular Meeting

Mr. Haug made a motion to open the meeting, seconded by Ms. Smith. All voted in favor. Motion carried. The regular meeting started at 7:15 p.m.

Mr. Lanier called for corrections/additions or a motion to approve the minutes of the April 17, 2018 meeting. Mr. Jensen corrected Item No. 2, first paragraph Page 3 to change word "coverage" to "clutter"; and Item No. 2, second paragraph Page 4 to change "Motion carried; 4-0" to "Motion carried; 5-0". Mr. Jensen made a motion to approve the minutes of the April 17, 2018 meeting as amended, seconded by Mr. Haug. All voted in favor. Motion carried; 4-0.

ITEM NO. 1 APPLICATION SUBMITTED BY COULTER YOUNG, 100 ROMBOUT AVENUE, TAX GRID NO. 30-5954-35-772842-00, R1-5 ZONING DISTRICT, SEEKING RELIEF FROM SECTION 223-17(C) TO CONSTRUCT A TWO-STORY REAR ADDITION WITH THE FOLLOWING: ADDITION WITH 9.6 FT. AND 7.67 FT. SIDE YARD SETBACKS (10 FT. REQUIRED); NEW BILCO DOOR ENCLOSURE WITH 3.33 FT. SIDE YARD SETBACK (10 FT. REQUIRED); AND OVERALL LOT COVERAGE OF 27.9% (20% MAXIMUM PERMITTED)

Mr. Haug made a motion to open the public hearing, seconded by Ms. Smith. All voted in favor. Motion carried.

Coulter Young described his proposal to construct a rear addition on the house which he has owned and lived in for 15 years. He pays \$145 a month for a storage unit due to lack of storage space, and he, his wife and teenage daughter all share one small bathroom. Mr. Young explained they discussed whether they should purchase a larger home or put an addition on the existing house and they decided to add on because they want to remain in Beacon. He is proposing an approximate 16' x 22' addition to include a new bedroom and two baths. Mr. Young explained his contractor recommended utilizing the existing Bilco door walk-out from the cellar as a walk-through to the new basement rather than put a hole in the existing and old foundation. There is no change to the existing setback which is currently 3.3 ft. from the side property line. The addition would create 27.9% lot coverage where 20% maximum is permitted.

Members reviewed neighboring properties for accessory structures and extensions to see if this would be inconsistent with others. Mr. Jensen reviewed the zoning regulations and pointed out there no maximum lot coverage is listed for the R1-5 zoning district. Although not clearly listed, Mr. Dexter explained maximum lot coverage requirements exist in every residential district. Discussion took place with regard to lot sizes and setbacks in the area and it was noted that others also have similar conditions. Members investigated whether the applicant could reduce the size of the addition to comply with maximum lot coverage requirements however it would need to be nearly half the size making it too small to achieve the space needed.

There was no one in the audience therefore no comments were made from the public. Mr. Jensen made a motion to close the public hearing, seconded by Mr. Haug. All voted in favor. Motion carried.

Members carefully reviewed each of the five criteria established for granting area variances as they related to the side yard setback request for the proposed addition. After discussing each and giving the proposal careful consideration Mr. Haug made a motion to grant the side yard variances as requested, seconded by Ms. Smith. All voted in favor. Motion carried; 4-0.

Members carefully reviewed each of the five criteria established for granting area variances as they related to the side yard setback request for the new Bilco door enclosure. After discussing each factor and considering the Bilco door will remain in the current footprint, Mr. Haug made a motion to grant the side yard variances as requested, seconded by Mr. Jensen. All voted in favor. Motion carried; 4-0.

Members carefully reviewed each of the five criteria established for granting area variances as they related to the request for exceeding the maximum lot coverage permitted. After discussing each and considering the addition will not create an adverse impact as others in the area are similar, Mr. Haug made a motion to grant the side yard variances as requested, seconded by Ms. Smith. All voted in favor. Motion carried; 4-0.

There was no further business to discuss and Mr. Haug made a motion to adjourn the meeting, seconded by Mr. Jensen. All voted in favor. The meeting was adjourned at 7:45 p.m.