

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

The Zoning Board of Appeals will meet on **Tuesday, April 19, 2016** in the Municipal Center Courtroom. The meeting begins at 7:00 PM.

1. Application submitted by Lauren Maples, 869 Wolcott Avenue, Tax Grid No. 30-6054-45-057563-00, located in the R1-10 Zoning District, for an Interpretation as provided in Section 223.55(c) to appeal the Building Inspector's determination that the operation conducted in the accessory building is not included under the definition of "Artist Studio" as listed in Section 223.17(c)
This item has been postponed to the May meeting upon request of the applicant.
2. Application submitted by Rachel Shuman, 16 Fowler Street, Tax Grid No. 30-5954-44-964656-00, located in the R1-5 Zoning District, seeking relief from Section 223.17(c) for a rear addition over an existing one-story structure with a 5.4 ft. side yard setback (*10 feet required*) and a 28 ft. rear yard setback (*30 ft. required*)
3. Application submitted by Melissa Tatge, 8 Fowler Street, Tax Grid No. 30-5954-44-955661-00, located in the R1-5 Zoning District, seeking relief from Section 223.17(c) to replace a covered side porch with a 5 ft. front yard setback (*30 ft. required*) and a 0.8 ft. side yard setback (*10 ft. required*)

City of Beacon Planning Board
4/19/2016

Title:

869 Wolcott Avenue

Subject:

Application submitted by Lauren Maples, 869 Wolcott Avenue, Tax Grid No. 30-6054-45-057563-00, located in the R1-10 Zoning District, for an Interpretation as provided in Section 223.55(c) to appear the Building Inspector's determination that the operation conducted in the accessory building is not included under the definition of "Artist Studio" as listed in Section 223.17(c)

This item has been postponed to the May meeting upon request of the applicant.

Background:

ATTACHMENTS:

Description	Type
Application	Application

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

~~Lauren Maples~~
TELEPHONE: 718 916 6885

ADDRESS: 869 Wolcott Ave
Beacon, NY 12508
E-MAIL: lauren@bijakids.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: _____

TAX MAP DESIGNATION: SECTION 6054

BLOCK 45 LOT 051563

Section of Zoning Code appealed from or Interpretation desired:


Seeking an Interpretation (as provided in Section 223.55(c)) to appeal the Building Inspector's determination that the operation conducted in the accessory building is not included under the definition of "Artist Studio" as listed in Section 223.17 (c)

Reason supporting request:

It is our request that the code can be interpreted in a reasonable way that allows for teaching/childcare to be conducted in the auxiliary building instead of the main house

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

Date: 3/25/16


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: Lauren Maples

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

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

Applicant Address: 869 Wolcott Ave Beacon, NY 12508

Project Address: 869 Wolcott Ave Beacon, NY 12508

✓ Project Tax Grid # _____

✓ Type of Application Use Variance

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

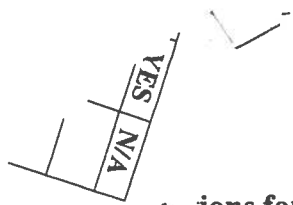
- 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon X
- 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon _____
- 3. ALL tax payments due to the City of Beacon are current X
- 4. Tax delinquencies exist on a parcel 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:	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>LM</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>LM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>LM</u>



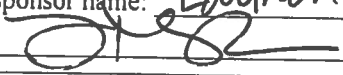
617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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: BIJA BARN ZONING INTERPRETATION			
Project Location (describe, and attach a location map): 869 Wolcott Ave, Beacon			
Brief Description of Proposed Action: See attached document.			
Name of Applicant or Sponsor: Lauren Maples		Telephone: 718-916-6885	
		E-Mail: lauren@bija-kids.com	
Address: 869 Wolcott Ave			
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
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 X
3.a. Total acreage of the site of the proposed action?		<u>113</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>113</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 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			

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Lauren Maples</u>	Date: <u>3/25/16</u>	
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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✗	

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

Our proposed action at 869 Wolcott Avenue, Beacon is a request for an interpretation of the zoning code to operate our home daycare in an auxiliary building. This building is a beautiful two story barn, constructed on the premises with intent to use it for this purpose. The total square footage is 700 on two levels. Permits were filed for this structure as a 'home office' with the understanding that our use legally falls under this definition and is permitted for auxiliary buildings in R-1 districts.

Under the Beacon Zoning Code legal use for a home office is defined as:

Home office of a properly certified physician; psychologist; physical, occupational or speech therapist; chiropractor; licensed social worker; dentist; lawyer; engineer; architect; accountant; **teacher** or other similar professional person, when at least 1 of whom is said professional person, provided that no more than 2 nonresident persons are employed therein, and where there is no external evidence of such office, except for a sign and off-street parking facilities as respectively permitted and required in this chapter. A home professional office shall be clearly incidental and secondary to the use of the residence for dwelling purposes and shall be regulated in accordance with the requirements of § 223-17.1 of this chapter.⁹

We are currently legally operating our home daycare with the main house on the property. Our request for an interpretation of the code will allow our students and families to learn and grow in the space conceptualized, designed and built for this purpose. Our request creates no additional impact on the property or the surrounding neighborhood and the only change will be that children will spend their indoor time in the barn instead of the house. We have support from all of our adjacent neighbors as well as more than 100 Beacon community members.

We would like to propose one of the three following options:

- A permanent interpretation that allows us to legally operate in our auxiliary building
- A temporary interpretation that allows us to operate legally for 18 - 36 months while we recoup our investment and can make alternate arrangements for our program
- An interpretation that allows us to use the barn structure in addition to the main house for the purpose of home daycare

It has always been our intention to operate legally within the bounds of Beacon zoning regulations. It was our understanding that we had done everything properly and would like to find a resolution to this challenge so that we can focus on providing quality care and education to Beacon families.

Progressive Preschool to Open in Beacon

By Jeff Simms on February 21, 2016 · No Comment

Brooklyn educator joins others promising holistic learning

By Jeff Simms

A new Beacon preschool for children ages 2 to 4 will open its doors Monday morning (Feb. 22), as Bija Beacon hopes to spread its brand of movement-, arts- and nature-based progressive education.

Founded 11 years ago in Brooklyn by Lauren Maples, who is its director, Bija (Sanskrit for “seed”) combines experiential learning techniques with yoga, fresh food and exercise, and lots of access to the outdoors to create what Maples calls a blueprint for a “purpose-driven life.”

“We’re thinking about the whole child — about creating experiences and opportunities to support children in growing into thoughtful, aware, graceful human beings,” she says. “We aren’t thinking about children meeting a standardized level of development. We understand that each child is a unique individual.”

Bija is opening at 869 Wolcott Ave., where a 1935 Colonial doubles as Maples’ home. Behind the house, a finished barn contains a library space, a place for dramatic play, a “sensory area” and tables for science, social studies and snack and mealtime. A large backyard is equipped for outdoor play, and extra room there, as well as in the front, will be used for food that the children will grow and eat.



Lauren Maples (Photo by Ethan Harrison)

The school will launch with five children and two instructors, including Maples. After the abbreviated first session ends in June, Bija will host four weeks of summer camp in July and August, and then begin its first full school year in Beacon in September.

On Wednesday, as Maples led a tour through Bija's still under-construction space, she commented on the rain outside, offering some insight into her educational philosophies as well: "If it was warm enough, we could be outside today."

Doing what? "The kids would be using movable materials outside. It would be dictated by the child. We would let them lead, and if they didn't want to be outside, they wouldn't be forced to."

Why? "It develops resiliency, coping, critical-thinking and problem-solving skills. I don't think they have that many opportunities for those things anymore because their lives are so structured."

For more information on Bija, visit bijakids.com/beacon.

Other schools

Besides Bija, Beacon has several other schools for pre-school students:

- Be Creative As Possible, located on West Main St. near the Metro-North Station, offers programs that address the needs of the "whole child"— social, emotional, intellectual, and physical (becreativeaspossible.com).
- On Hannah Lane, Hudson Hills Montessori utilizes the

Beacon Preschool Seeks Zoning Relief

By Jeff Simms on March 19, 2016 · No Comment

Officials serve notice after it sets up barn space

By Jeff Simms

Three weeks after its opening, a progressive preschool in Beacon is turning to its new community for support as it seeks a reinterpretation of the zoning code that would allow the business to operate as planned.

Bija Beacon opened Feb. 22 at 869 Wolcott Ave., which doubles as the home of founder and director Lauren Maples. According to a petition Maples posted online, Beacon officials sent the school a cease-and-desist letter and threatened a fine of \$1,000 for each day the school operates in a newly constructed barn in Maples' backyard.

The school, which offers a yoga- and nature-based brand of education for children ages two to four, planned to use the barn as a space for a library, dramatic play, a "sensory area" and for science, social studies and meals. In addition, a large yard is equipped for outdoor play and contains gardens where the kids will be taught to grow some of the food they eat.



Lauren Maples (photo provided)



Outdoor activities at Bija Beacon (photo provided)

Dexter said that he has not seen the petition himself but agreed that “it could weigh in for the [zoning] board because they take into consideration the effect on the community.” For instance, he said, “does it protect the character, health, safety and welfare of the neighborhood?”

Maples launched Bija Beacon this year after operating a preschool (also called Bija) for 11 years in Brooklyn. The Brooklyn school continues to operate and serves around 200 families.

Bija Beacon’s plans have been to run its abbreviated first preschool session into June before hosting four weeks of summer camp in July and August, and then beginning its first full school year.

Beacon resident Ned Glaettli, whose son will start at Bija in September, believes the school fills a niche with its educational model, as well as the young children it accepts.

“Bija straddles the line between preschool and daycare,” Glaettli said, “and it’s a wonderful thing for Beacon. I support choice, and more options for kids is always better. That was one of the things I liked when we moved to Beacon.”



Beacon Preschool Seeks Zoning Relief added by **Jeff Simms** on March 19, 2016

View all posts by Jeff Simms →

Time to get back to land when it comes to education

Lauren Maples 10:50 a.m. EST January 26, 2016



(Photo: Courtesy photo)

Editor's note: Lauren Maples founded Bija, a Brooklyn-based progressive early childhood school, in 2005 and recently opened a new location in Beacon. She writes about how nature informs her learning philosophy for children.

As soon as they saw the playground through the clearing, the entire group ran. Twenty-nine 2-5-year-old backs, green T-shirts moving quickly toward sand and rocks, and felled tree trunks. I followed behind, soon reaching 5-year-old Lydia and what from her vantage point was a mammoth chunk of wood. "Want to climb?" I asked. She shook her head.

It wasn't an answer you'd expect from playful children — at least not when I was that age. Eleven years ago, I started Bija with the lofty dream of building something new, something that mattered. I was 22 then. My goal was to teach children through the arts, helping guide them to lives filled with creativity, grace and wonder. Yet, as I have grown as an educator, I cannot ignore an ever-increasing trend. Children are disconnected from nature. I think that needs to change.

Lydia was enrolled in my summer camp. We were at the Natural Playground in Prospect Park, Brooklyn. The students were there to listen to birds, learn the trees, collect acorns. That chunk of wood was covered with moss and bugs. She didn't want to get her hands dirty. In fact, she wasn't supposed to get dirty at all. I reminded her that this was nothing to worry about. It was camp, after all; soon we would be going to the sprinklers. I coaxed her with soothing words, but she collapsed in my arms, sobbing.

A hundred years ago more than a third of workers were farmers — today it's fewer than 2 percent. People worked the land and lived on it. Whether on several acres or in urban neighborhoods, kids interacted with "land" in a way few do today. By design and happenstance, we took away the fresh air, laughter and impromptu games that occur outside, with kids allowed their naturally creative expression. Worryingly, we also took away opportunities for kids to learn how to cope with unfamiliarity and figure stuff out.

It matters beyond farming and early childhood. Spending time in nature, cooking food, growing vegetables make us see our role in a larger world. Through taking care of pets and livestock, children learn responsibility, commitment and ethics. Growing, cooking and tasting a tomato is a wonderful expression of patience and thoughtful cultivation, pleasure and gratification.

After years of diligently carting my weekly freezer of compost to the farmers market for drop-off, I recently moved from Brooklyn to Beacon to live these expressions in a more direct way. I started a second school, too. The only way to teach effectively, as any good early childhood educator knows, is to model. We are creating a place that excites children and supports them in having both unstructured and guided nature experiences. The Hudson Valley is filled with folks who care about the same ideals. It's one of the reasons we decided to put down roots here. Our school grounds occupy a homestead that by summer will be complete with rainwater collection, solar panels, a composting system, raised beds for gardening, hens and a natural playground with loose parts. Children will spend their days painting, singing, reading literature and inhaling deeply during yoga class. But they'll also get off the mat and into the dirt; dragging boulders across the yard, watching our very own bees make honey. No worksheet can replace the sensorial experience of picking your own blackberries or stepping in chicken poop.

Climbing a man-made play structure will never allow a child the same challenges as a natural environment can. It's time to get back to the land.

Lauren Maples is a registered yoga teacher and licensed ayurvedic therapist. In 2005, she founded Bija, a Brooklyn-based progressive early childhood school with a new location in Beacon. Her personal passions for food, art, sustainable living, social justice and connection are interwoven in the daily experience at Bija. She is completing her master's in Early Childhood Education at Bank Street College and lives in Beacon. Visit <https://bijakids.com/beacon/>

Read or Share this story: <http://pojonews.co/1RJtmiJ>

City of Beacon Planning Board
4/19/2016

Title:

16 Fowler Street

Subject:

Application submitted by Rachel Shuman, 16 Fowler Street, Tax Grid No. 30-5954-44-964656-00, located in the R1-5 Zoning District, seeking relief from Section 223.17(c) for a rear addition over an existing one-story structure with a 5.4 ft. side yard setback (*10 feet required*) and a 28 ft. rear yard setback (*30 ft. required*)

Background:

ATTACHMENTS:

Description
Application

Type
Application

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Rachel Shuman

ADDRESS: 16 Fowler Street

Beacon, NY 12508

TELEPHONE: 917-572-5748

E-MAIL: rachelshuman@me.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 16 Fowler Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 44 LOT 964656

Section of Zoning Code appealed from or Interpretation desired:

Section 223.17(c) to replace a covered side porch with a 5 ft. front yard setback (30 ft. required) and a 0.8 ft. side yard setback (10 ft. required)

Reason supporting request:

Kids have a very small bedroom now. We want to give them a bigger bedroom and turn their current room into a home office.

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

Survey

Date: March 14, 2016

X Rachel Shuman

Owner's Signature

Fee Schedule

AREA VARIANCE	<u>\$ 250</u>
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: Rachel Shuman

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:

16 Fowler

Applicant Address: 16 Fowler Street

Project Address: Same

Project Tax Grid # 5954-44-964656

Type of Application Area Variance

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, Rachel Shuman, 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 ✓

Rachel Shuman

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 RS

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

✓

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

✓

paid 3/28/16

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Addition			
Project Location (describe, and attach a location map): 16 Fowler Street			
Brief Description of Proposed Action: We want to build a second room on the second floor above our existing kitchen, which is currently only one floor.			
Name of Applicant or Sponsor: Rachel Shuman		Telephone: 917-572-5748	
		E-Mail: rachelshuman@me.com	
Address: 16 Fowler Street			
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 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: Beacon Building Dept.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3840 1/2 acres	
b. Total acreage to be physically disturbed?		0 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			

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>Rachel Shuman</u>	Date: <u>March 4, 2014</u>	
Signature: <u>Rachel Shuman</u>		

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
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)

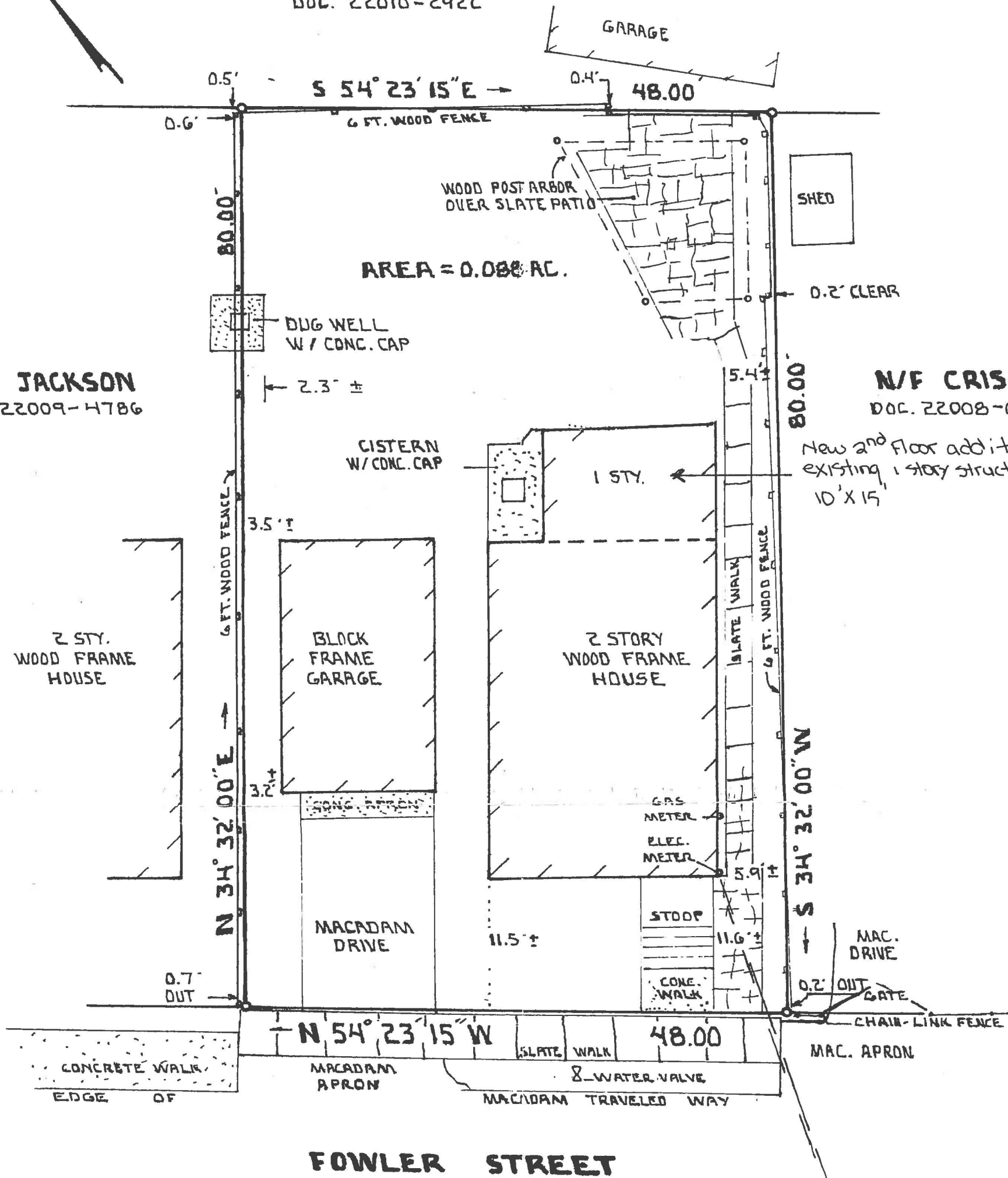
PRINT

N/F STEVENS

DOC. 22010-2922

N/F JACKSON
C. 22009-4786

N/F CRISCI
DOC. 22008-6431



REFERENCE TO TAX MAP NO. 5954-44-964656.



LAND SURVEY MAP

PREPARED FOR
SAMPLINER & SHUMAN
 SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF AND IS CERTIFIED ONLY TO:

JOHN SAMPLINER AND RACHEL SHUMAN
STORR LAND TITLE INSURANCE COMPANY
RODNEY'S TITLE INSURANCE AGENCY, INC. AT14-11750

SCALE 1 INCH = 10 FT. SEPT. 30, 2014
 SURVEYED BY
J. CHARLES BOOLUKOS P. L. S.
 NEW YORK STATE LIC. NO. 049494
 161 EAST MARKET ST. RHINEBECK, N. Y.
 TELE. 845-876-7423 FAX. 5050

City of Beacon Planning Board
4/19/2016

Title:

8 Fowler Street

Subject:

Application submitted by Melissa Tatge, 8 Fowler Street, Tax Grid No. 30-5954-44-955661-00, located in the R1-5 Zoning District, seeking relief from Section 223.17(c) to replace a covered side porch with a 5 ft. front yard setback (*30 ft. required*) and a 0.8 ft. side yard setback (*10 ft. required*)

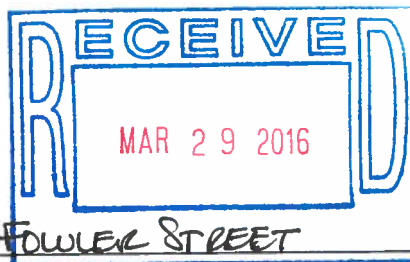
Background:

ATTACHMENTS:

Description
Application

Type
Application

ZONING BOARD OF APPEALS
City of Beacon, New York



APPLICATION FOR APPEAL

OWNER: MELISSA TATGE

ADDRESS: 8 FOWLER STREET
BEACON, NY 12508

TELEPHONE: 917-407-9244

E-MAIL: melissatatge@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: self

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 8 Fowler Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 5954

BLOCK 44 LOT 955661

Section of Zoning Code appealed from or Interpretation desired:

Section 223.17(c) for a rear addition over an existing one-story structure with a 5.4 ft. side yard setback (10 ft. required) and a 28 ft. rear yard setback (30 ft. required)

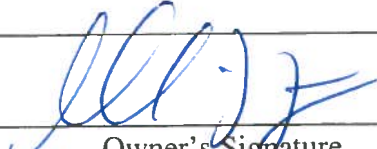
Reason supporting request:

Structurally unsound

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

Survey

Date: X 3/29/16

X 
Owner's Signature

Fee Schedule

AREA VARIANCE	<u>\$ 250</u>
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: MELISSA TATBE

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:

8 FOWER STREET

Applicant Address: 8 FOWER STREET

Project Address: 8 FOWER STREET

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, MELISSA TATBE, 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 MA
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 MA
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]
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 MA

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

NO

YES

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

NO

YES

Initial [Signature]

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project: 8 FOWER STREET FRONT DECK				
Project Location (describe, and attach a location map): 8 FOWER STREET, BEACON NY 12508				
Brief Description of Proposed Action: 				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address: 				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u> .08 </u> acres		
b. Total acreage to be physically disturbed?		<u> 0 </u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u> 0 </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 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"/>	
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"/>	
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"/>	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: <u>X 3/29/16</u>	
Signature: <u>[Signature]</u>		

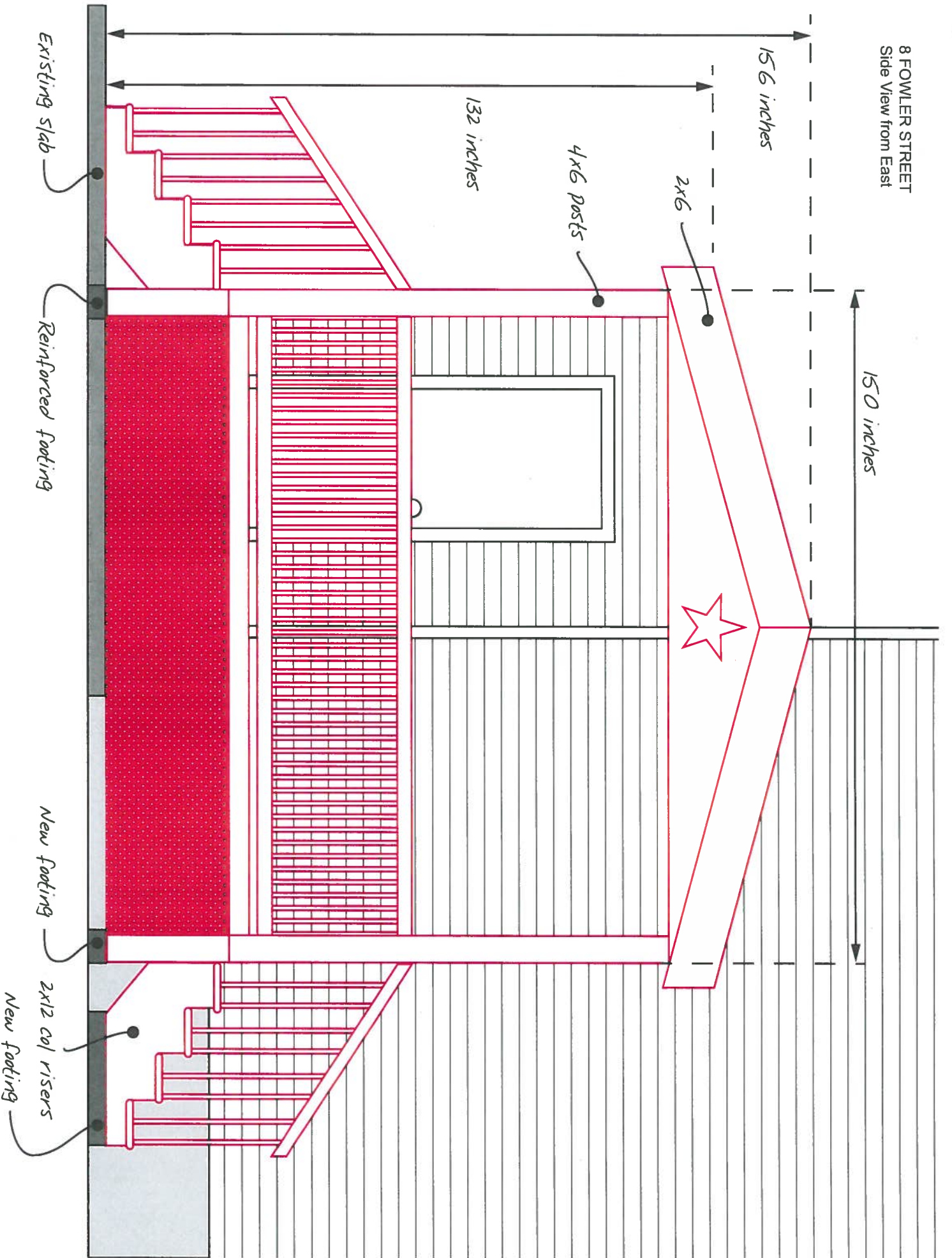
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

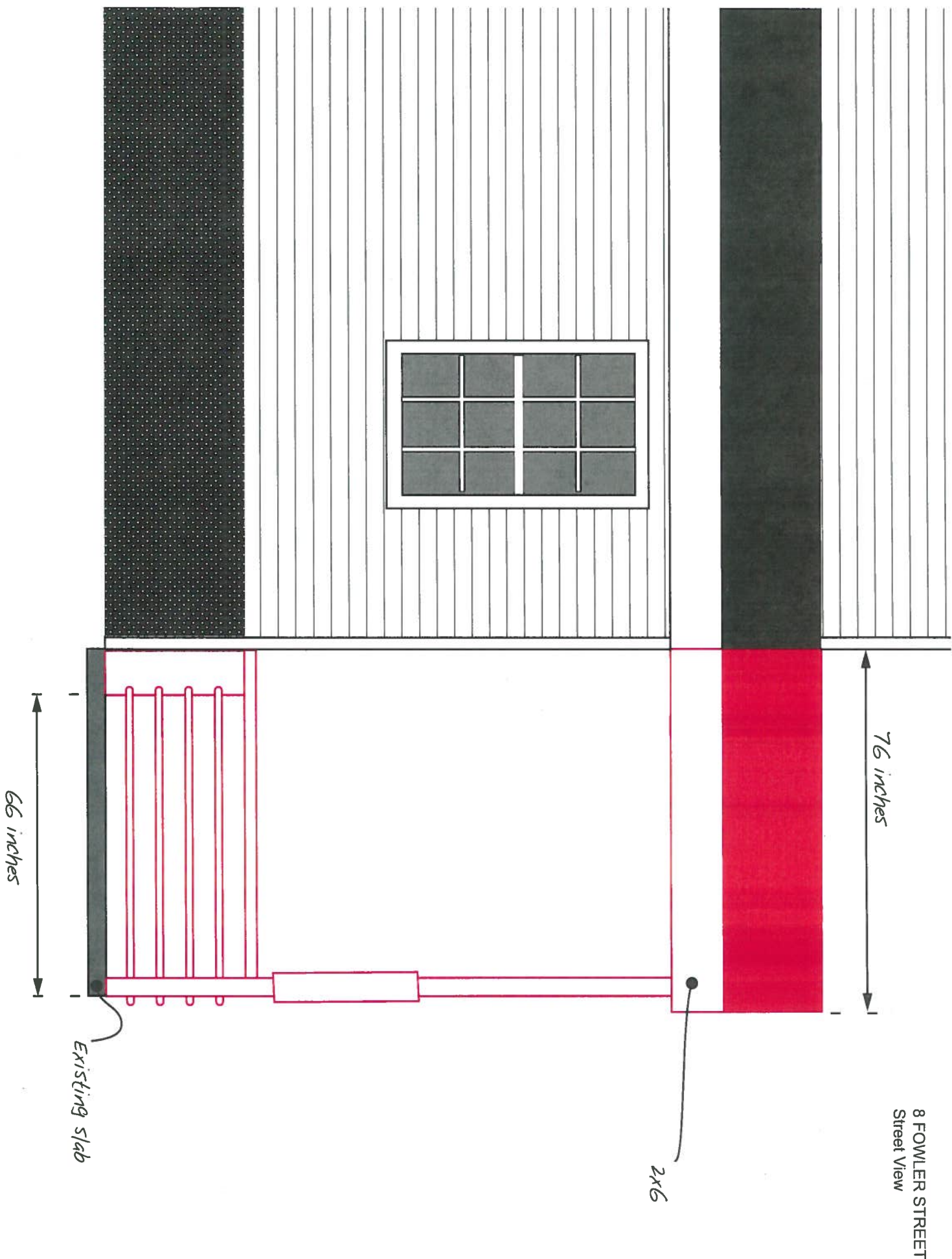
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		





8 FOWLER STREET
Side View from East





8 FOWLER STREET
Street View

66 inches

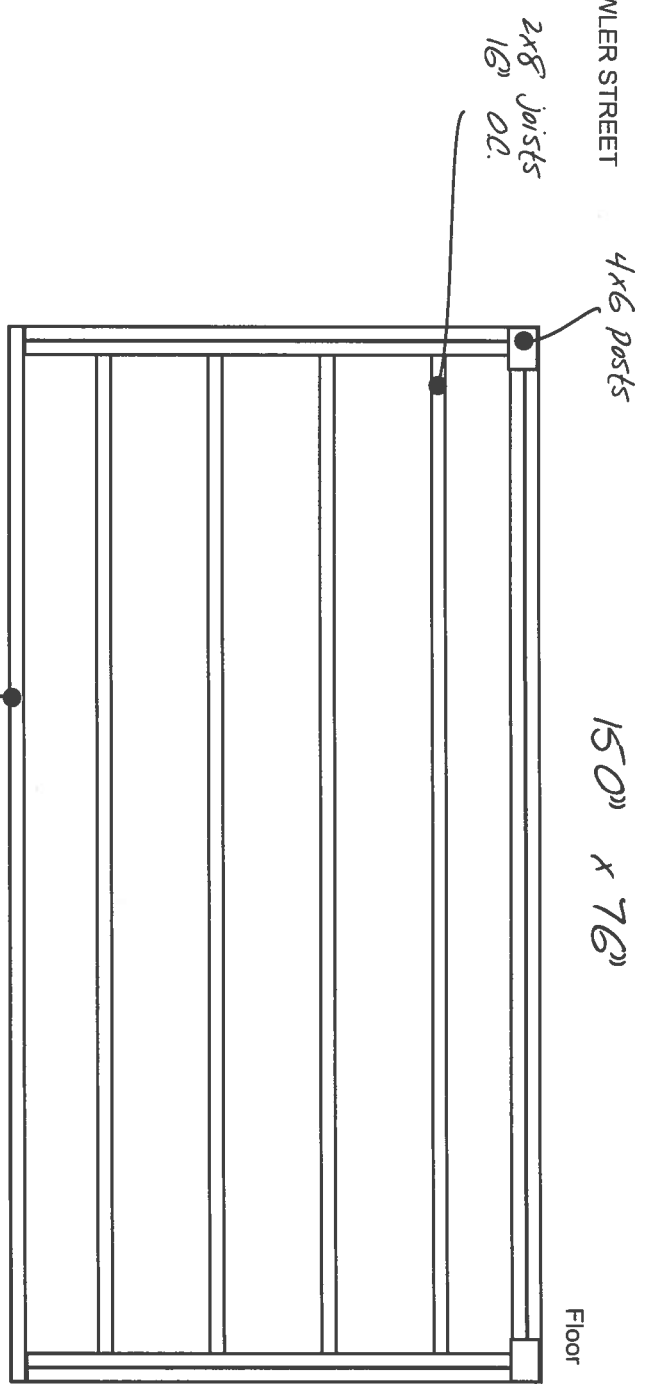
76 inches

Existing slab

2x6

8 FOWLER STREET

150" x 76"



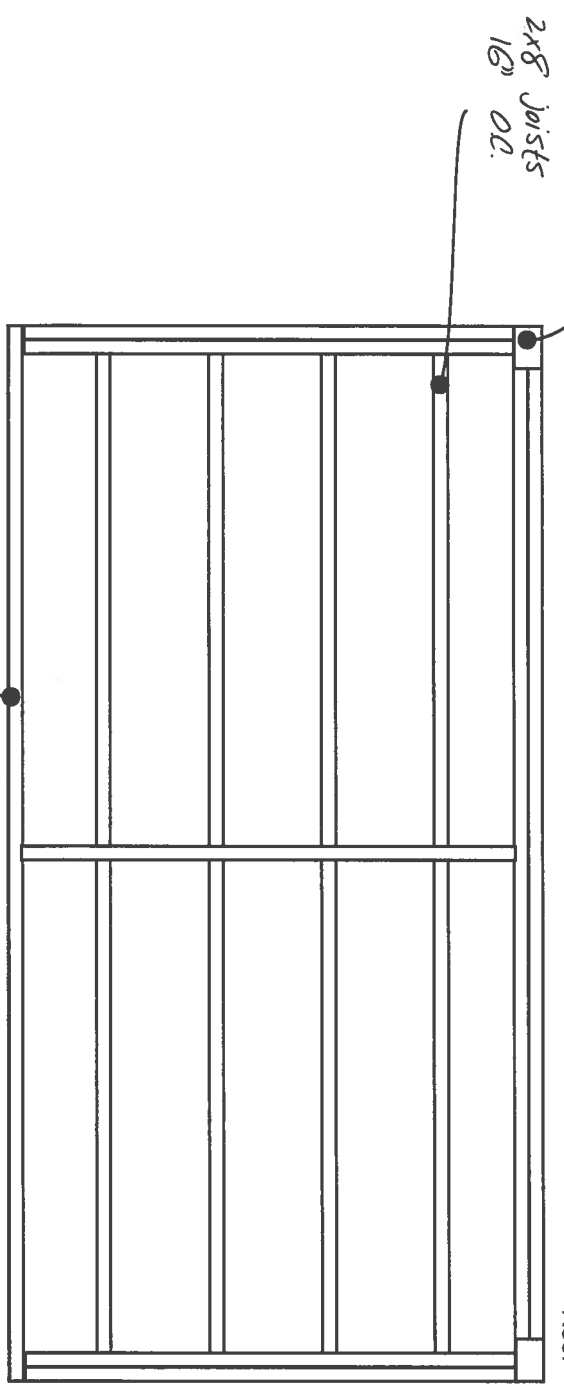
2x8 Joists
16' O.C.

4x6 posts

2x8 ledgers

HOUSE

Roof



2x8 ledgers

HOUSE

