

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, May 17, 2016** in the Municipal Center Courtroom. the meeting begins at 7:00 p.m. 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)
Application withdrawn at the applicant's request.
2. Application submitted by John Blesso, 17 Bayview Avenue, Tax Grid No. 30-5954-33-571799-00, located in the R1-10 Zoning District, for relief from Section 223.17(c) to replace and convert an existing attached garage into habitable living space with a 1.9 ft. side yard setback (15 ft. required) and 22.6 ft. front yard setback (35 ft. required)
3. Application submitted by LeLach Shani, 35 Catherine Street (currently owned by Fred Penzetta), Tax Grid No. 30-5954-36-880824-00, located in the R1-5 Zoning District, for an Interpretation as provided in Section 223.10(C)(3) to change plumbing shop into a candle making shop with storage area (The non-conforming use of a building may be changed only to a use of less non-conformity as determined by the Zoning Board of Appeals) **Application withdrawn at the request of the applicant**
4. Application submitted by Jon Agosta, 30 Goodrich Street, Tax Grid No. 30-6054-47-332518-00, R1-5 Zoning District, for relief from Section 223.17(c) for a second story addition over the existing one story dwelling with a 12 ft. rear yard setback (30 ft. required)
5. Application submitted by Fulton Avenue Realty (currently owned by Donald Pavelock), Liberty Street (vacant lot adjacent to #249), Tax Grid No. 30-6054-24-401940-00, R1-10 Zoning District, to construct a new single family house requiring relief from Section 223.17(c) for the following:
 - a. 5,000 sq. ft. lot (10,000 sq. ft. required)
 - b. 10 ft. side yard setbacks (15 ft. required) to provide 20 ft. total side yard setbacks (40 ft. required)
 - c. 30 ft. front yard setback (35 ft. required)
 - d. 30 ft. rear yard setback (35 ft. required)

City of Beacon Planning Board
5/17/2016

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 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)

Application withdrawn at the applicant's request.

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.

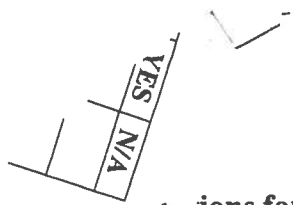
- 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon X
- 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon _____
- 3. ALL tax payments due to the City of Beacon are current X
- 4. Tax delinquencies exist on a parcel 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>



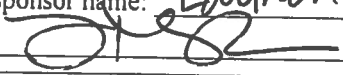
617.20
Appendix B
Short Environmental Assessment Form

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
5/17/2016

Title:

17 Bayview Avenue

Subject:

Application submitted by John Blesso, 17 Bayview Avenue, Tax Grid No. 30-5954-33-571799-00, located in the R1-10 Zoning District, for relief from Section 223.17(c) to replace and convert an existing attached garage into habitable living space with a 1.9 ft. side yard setback (15 ft. required) and 22.6 ft. front yard setback (*35 ft. required*)

Background:

ATTACHMENTS:

Description	Type
Application	Application
Site Plan/Survey	Map

ZONING BOARD OF APPEALS
City of Beacon, New York
Application for Appeal



APPLICANT: John Blesso ADDRESS: 56 Ackerman St

TELEPHONE: (917) 887-4218

REPRESENTED BY: Aryeh Siegel Architect ADDRESS: 514 Main Street

Beacon, NY 12508 TELEPHONE: 845-838-2490

LOCATION: 17 Bayview Avenue ZONING DISTRICT: R1-10

TAX MAP: SECTION 5954 BLOCK 33 LOT 571799

DECISION APPEALED FROM, OR INTERPRETATION DESIRED:

Allow the existing non-conforming side yard setback of 1.9 feet to remain for the habitable space
proposed to replace the garage and deck use, where 15 feet is required, per Table 223-17C AND
22.6 ft. FRONT YARD SETBACK (35 ft. REQUIRED)

REASON SUPPORTING REQUEST:

Garage is not usable due to existing grades. Condition is not self-created. Minimal impact
on appearance of the house. Allows for landscaping improvements at abandoned driveway in
the back yard.

SUPPORTING DOCUMENTS SUBMITTED HEREWITH: (Site Plan, Survey, etc. as required)

Site Plan

April 26, 2016

Date

Owner's Signature

Fee: ~~\$100~~ with application

Applicant's Signature

\$ 250.00

50.00

\$ 300.00

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: John Blesso

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: 56 Ackerman St

Project Address: 17 Bayview Avenue

Project Tax Grid # 5954-33-571799

Type of Application Zoning 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, John Blesso, 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:	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>JB</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JB</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JB</u>

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR John Blesso	2. PROJECT NAME Blesso Residence
3. PROJECT LOCATION: Municipality <u>Beacon</u> County <u>Dutchess</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>17 Bayview Avenue</u>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Renovation of existing single family house. Convert garage and covered deck to habitable space</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.26</u> acres Ultimately <u>0.26</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>Requires side yard setback variance</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Single family residential</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <u>Building Permit - City of Beacon</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>John Blesso</u> Date: <u>4/26/2016</u> Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

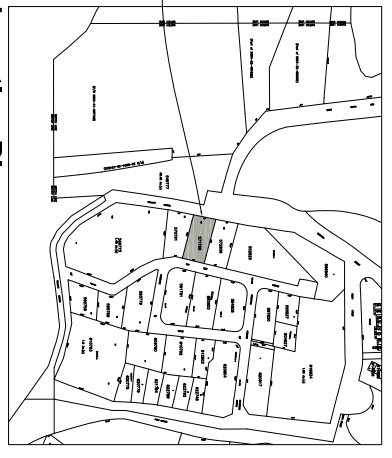
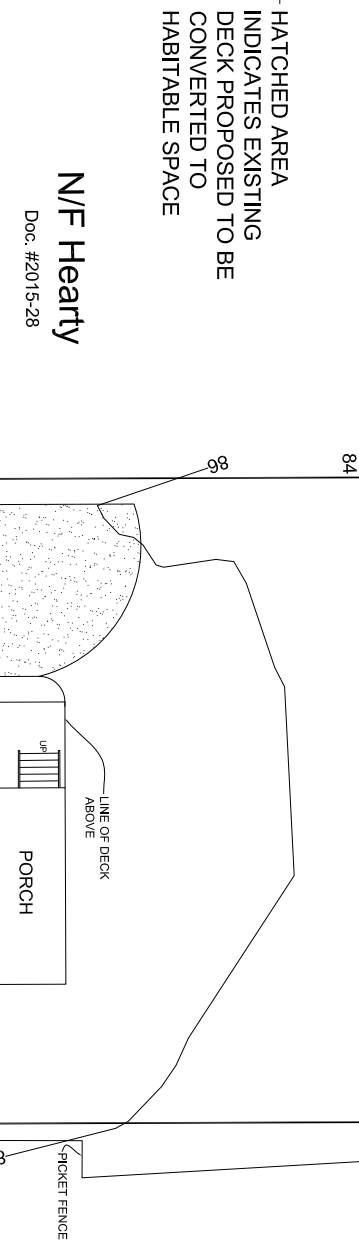
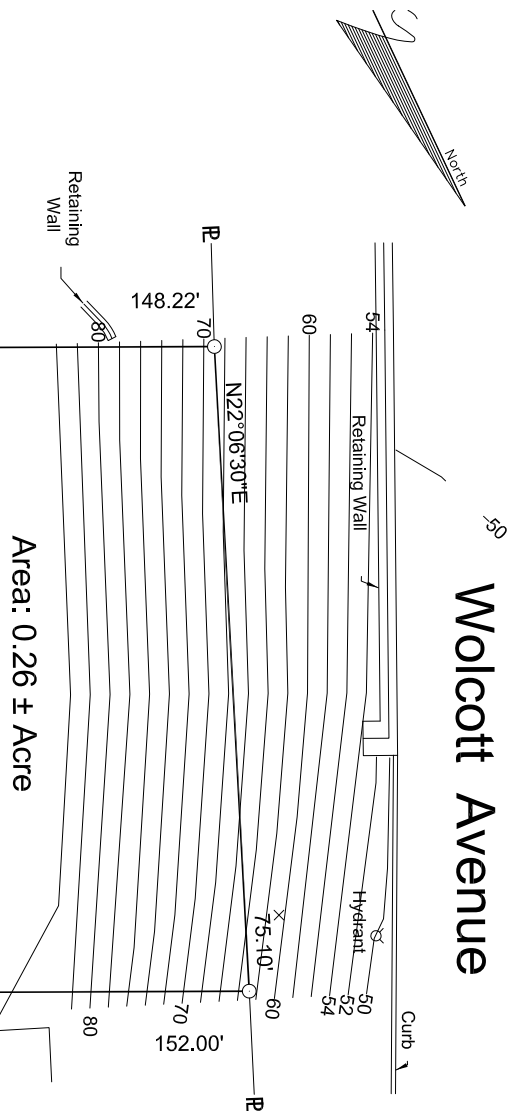
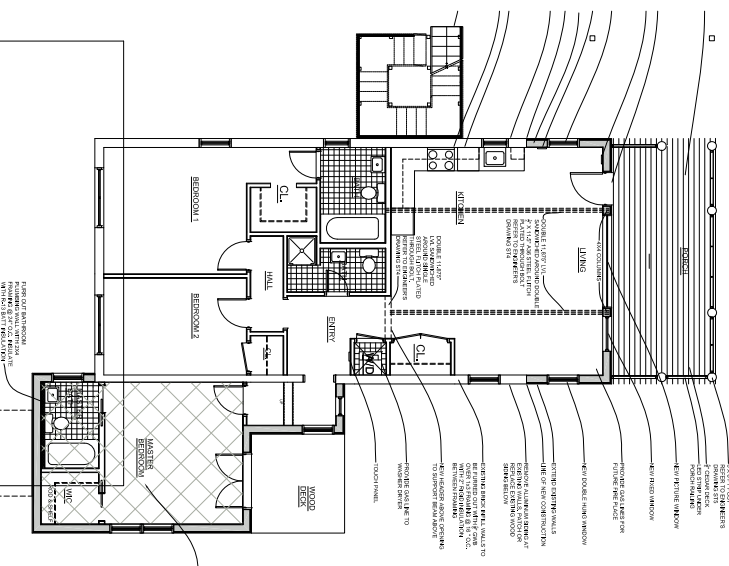
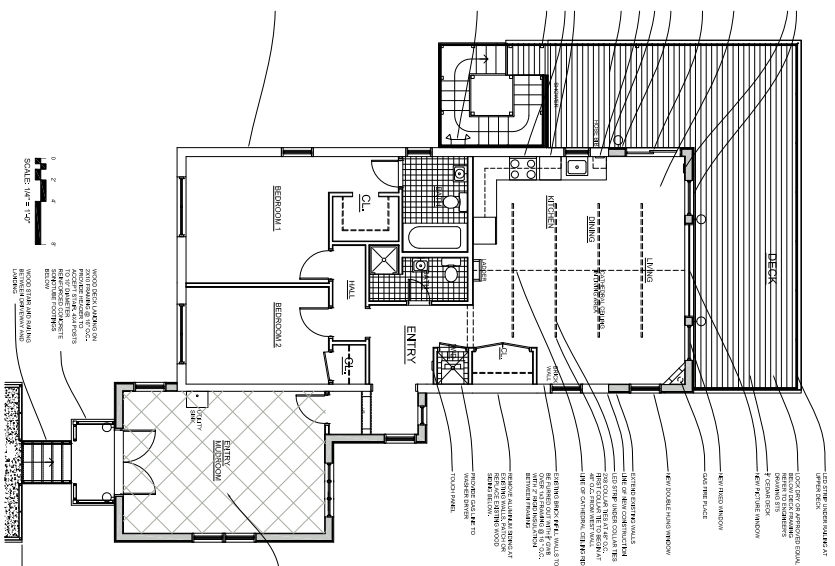
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<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 AND provide, on attachments as necessary, the reasons supporting this determination.	
_____	4/26/2016
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)

Reset



Zoning Regulations Table

Zoning District	Required Setbacks		Proposed Setbacks		Maximum Building Coverage	Proposed Building Coverage	Maximum Building Height	Proposed Building Height
	Front	Rear	Front	Rear				
R1-10	35'	15'	35'	22.75'	25%	25%	35'	32'

* NOTE THAT THESE DIMENSIONS ARE EXISTING NON-CONFORMING, AND ARE NOT REDUCED BY THIS APPLICATION

Zoning Summary
 Zoning District: R1-10
 Owner: John Blesso
 Tax Map No.: 5954-33-571799
 Lot Area: 0.26 acres
 Historical District: No

Zoning Variance Application

- This is an application to request an area variance to allow a bedroom to be located where the existing garage is to be abandoned for the reasons outlined below, and to allow the covered deck above the existing garage to be enclosed and used as an entrance for the 2nd floor apartment.
 - Note that the Applicant, through an approved Building Permit, changed the property from a 3 family to a 2 family in order to reduce the density of the property in keeping with the character of the residential neighborhood, and is making other improvements to the house and property.
 - It is not possible to park in the existing garage because the garage door is at the bottom of a slope that is unusable by a car. It is unknown why a previous owner installed the garage doors in a location that a car can't reach.
 - The previous owners used a garage door at the back of the garage that could only be accessed by driving through the back yard.
 - The Applicant's proposed plan eliminates the driveway in the back yard and allows for landscaping improvements instead of an unsightly dirt driveway.
 - There is adequate off-street parking for the residential use in the existing and proposed driveways.
 - The existing footprint of the subject area of the house does not change. The use of the space inside the existing footprint is proposed to be changed.
 - The Applicant purchased the property in 2015, and did not create the garage condition.
 - Since the garage is not used for cars, the applicant contends that converting it to habitable space will not have an effect on the character of the neighborhood and will improve the property by eliminating the driveway in the back yard.
- The Applicant respectfully requests that the Zoning Board grant a variance to allow the existing non-conforming side yard setback of 1.9 feet to remain for the habitable space proposed to replace the garage and deck use, where 15 feet is required in the R1-10 Zoning District, per Table 223-17C, Schedule of Regulations for Residential Districts

Side Yard Setback Variance Application

Sheet 1 of 1

Owner:
John Blesso
17 Bayview Avenue, Beacon, NY 12508

Architect:
Ayeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Surveyor:
Robert Kalaka
P.O. Box 250
Wappingers Falls, New York 12590

Approved by Resolution of the Beacon Planning Board:
on the _____ day of _____, 20____
Chairman, City Planning Board _____ Date _____

Blesso Residence
17 Bayview Avenue, Beacon, New York
Scale: As Noted
April 26, 2016

City of Beacon Planning Board
5/17/2016

Title:

35 Catherine Street

Subject:

Application submitted by LeLach Shani, 35 Catherine Street (currently owned by Fred Penzetta), Tax Grid No. 30-5954-36-880824-00, located in the R1-5 Zoning District, for an Interpretation as provided in Section 223.10(C)(3) to change plumbing shop into a candle making shop with storage area (*The non-conforming use of a building may be changed only to a use of less non-conformity as determined by the Zoning Board of Appeals*) **Application withdrawn at the request of the applicant**

Background:

ATTACHMENTS:

Description	Type
Application	Application
Letter Withdrawing Application	Cover Memo/Letter

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Ferdinand & Bette Penzetta

ADDRESS: 49 N Elm St Beacon NY 12508

TELEPHONE: _____

E-MAIL: mail@penzetta.com

APPLICANT (if not owner): Lelach Shadi

ADDRESS: 29 Cutler Lane Garrison NY 10524

TELEPHONE: 917-683-8533

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 35 Catherine St

ZONING DISTRICT: R1-S

TAX MAP DESIGNATION: SECTION 5954

BLOCK 36 LOT 880824

Section of Zoning Code appealed from or Interpretation desired: Section 223.10(c)(3)

To change a Plumbing shop use to a candle making and storage use, which is less non-conforming than the current use

Reason supporting request: The proposed use will be less non-conforming as a candle making and storage facility than the existing use as a plumbing shop

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

Date: _____

Ferdinand Penzetta
Owner's Signature

L. Shadi
Applicant's Signature

Fee Schedule	
AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	<u>\$ 250</u>

****escrow fees may apply if required by Chairman****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Ferdinando + Bette Penzetta

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:

see attached

Applicant Address: 49 N Elm St Beacon NY 12509

Project Address: 35 Catherine St

Project Tax Grid # 5954-36-880824

Type of Application Determination

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

x Ferdinando Penzetta

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>gm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>gm</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<u>N/A</u>	<u>---</u>

OWNER SEARCH RESULTS
Z matches have been found for:
penzetta,

Owner Information:
Penzetta , Ferdinand
35 Catherine St
Beacon

Owner Information:
Penzetta , Ferdinand
S 22-24 Brett St
Beacon

Owner Information:
Penzetta , Ferdinand
89 Dewindt St
Beacon

Owner Information:
Penzetta , Ferdinand
80 Verplanck Ave
Beacon

Owner Information:
Penzetta , Ferdinand
N 49 Elm St
Beacon

Owner Information:
Penzetta , Ferdinand
N 51 Elm St
Beacon

Owner Information:
Penzetta , Ferdinand
82 Verplanck Ave
Beacon

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

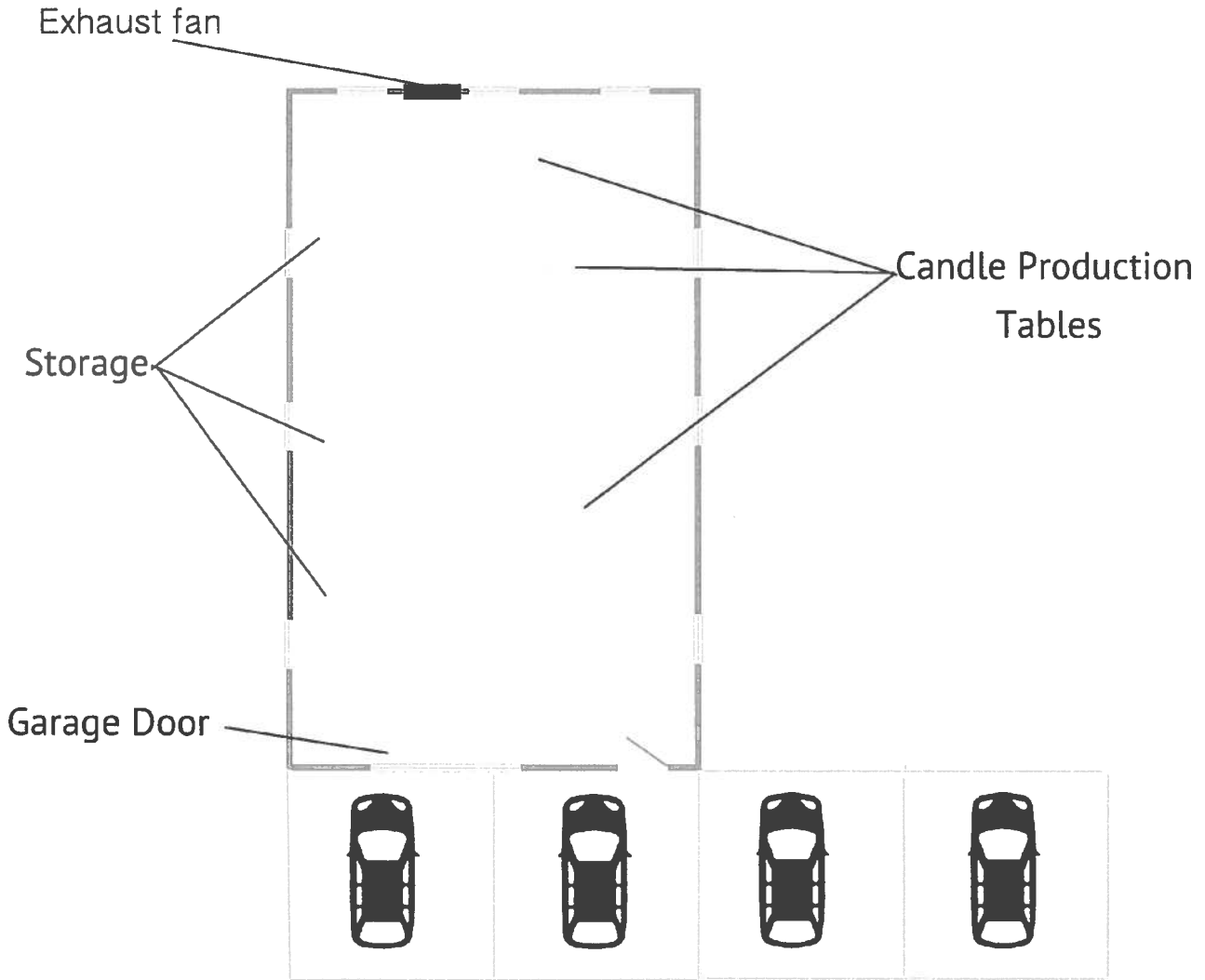
Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Candle Making + storage facility</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>Convert plumbing shop to candle making and storage</i>			
Name of Applicant or Sponsor: <i>Lebach Shanji</i>		Telephone:	
		E-Mail:	
Address: <i>29 cutler Lane</i>			
City/PO: <i>Garrison</i>		State: <i>NY</i>	Zip Code: <i>10524</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

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
_____	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>Lilach & Shani</u>	Date: <u>3/30/16</u>	
Signature: <u>L. Shani</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?	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?	X	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	X 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	

35 Catherine st, Beacon, NY, 12508



Proposed Use of 35 Catherine St.

We are a candle manufacturing business located in the Hudson Valley and are interested in purchasing the property at 35 Catherine St. Beacon NY.

In the space we plan to have our candle manufacturing business and storage wholesale supplier.

When we convert the space from the current plumbing storage facility, it will not impact the community in a negative way.

We will be making our candles with a team of about 3-4 workers. Our candle lines include both soy wax and oil based gel candles. To make our candles we simply melt our soy & oil gel wax in melting pots, mix our scents and pour into glass containers or molds. Due to the nature of the manufacturing, we will install an exhaust fan to provide adequate venting for the building. We will place the venting at the back of the building and will adhere to all fire safety laws.

We started making the candles in our garage a couple years ago and now that our business is taking off, we would love to expand and grow into the space at 35 Catherine st.

We will be excited to work and have our business at the heart of Beacon.

Our proposed parking for the property at 35 Catherine St. will include 4 spaces for us and our staff.

Most days we expect to have just our 3-4 cars parked in the property parking area.

At our current levels of business, we receive 2-3 large truck deliveries of glass and wax drums per month and a couple smaller deliveries of supplies every week. In addition we ship out our wholesale orders from the location.

We are aware that the location is in a residential neighborhood and even though our business is growing, we will be considerate to the neighborhood and will try to minimize deliveries.

Thank you,
Lelach Shani

To Zoning Board of Appeal

I, Lelach Shani, am
withdrawing my application
for a change of use for
35 Catherine St., Beacon NY

Thank you,

Lelach Shani 5/16/16



City of Beacon Planning Board
5/17/2016

Title:

30 Goodrich Street

Subject:

Application submitted by Jon Agosta, 30 Goodrich Street, Tax Grid No. 30-6054-47-332518-00, R1-5 Zoning District, for relief from Section 223.17(c) for a second story addition over the existing one story dwelling with a 12 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: Jon Agosta & Rebecca Agosta ADDRESS: 30 Goodrich Street
Beacon, NY 12508

TELEPHONE: _____ E-MAIL: ragosta@bhhshudsonvalley.cc
jagosta13@gmail.com

APPLICANT (if not owner): _____ ADDRESS: _____

TELEPHONE: (845) 797-7951 E-MAIL: _____
(914) 475-8276

REPRESENTED BY: _____ ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

PROPERTY LOCATION: 30 Goodrich St ZONING DISTRICT: R1-S

TAX MAP DESIGNATION: SECTION 6054 BLOCK 47 LOT 332518

Section of Zoning Code appealed from or Interpretation desired:
Section 223.17(c) for a second story addition over the existing one-story dwelling
with a 12 ft. rear yard setback

Reason supporting request:

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

Date: 04/26/2016

[Signature]
Owner's Signature
[Signature]
Applicant's Signature

Fee Schedule	
AREA VARIANCE	<u>\$ 250</u>
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

****escrow fees may apply if required by Chairman****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Jon Agosta & Rebecca Agosta

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: _____

Project Address: 30 Goodrich Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-47-332518-0000

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, Jon Agosta & Rebecca Agosta, 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 ✓

Jon Agosta Rebecca Agosta
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.)	✓	—	JA
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	—	✓	RA
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	✓	—	JA

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: 30 Goodrich Street, Beacon, NY 12508			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Add second story to existing structure			
Name of Applicant or Sponsor: Rebecca & Jon Agosta		Telephone: (845) 797-7951	
Address: 30 Goodrich Street		E-Mail: ragosta@bhhs Hudsonvalley.com	
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>0.11</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>0.11</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"/>	<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: _____	Date: <u>04/26/2016</u>	
Signature: <u><i>[Handwritten Signature]</i></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?"

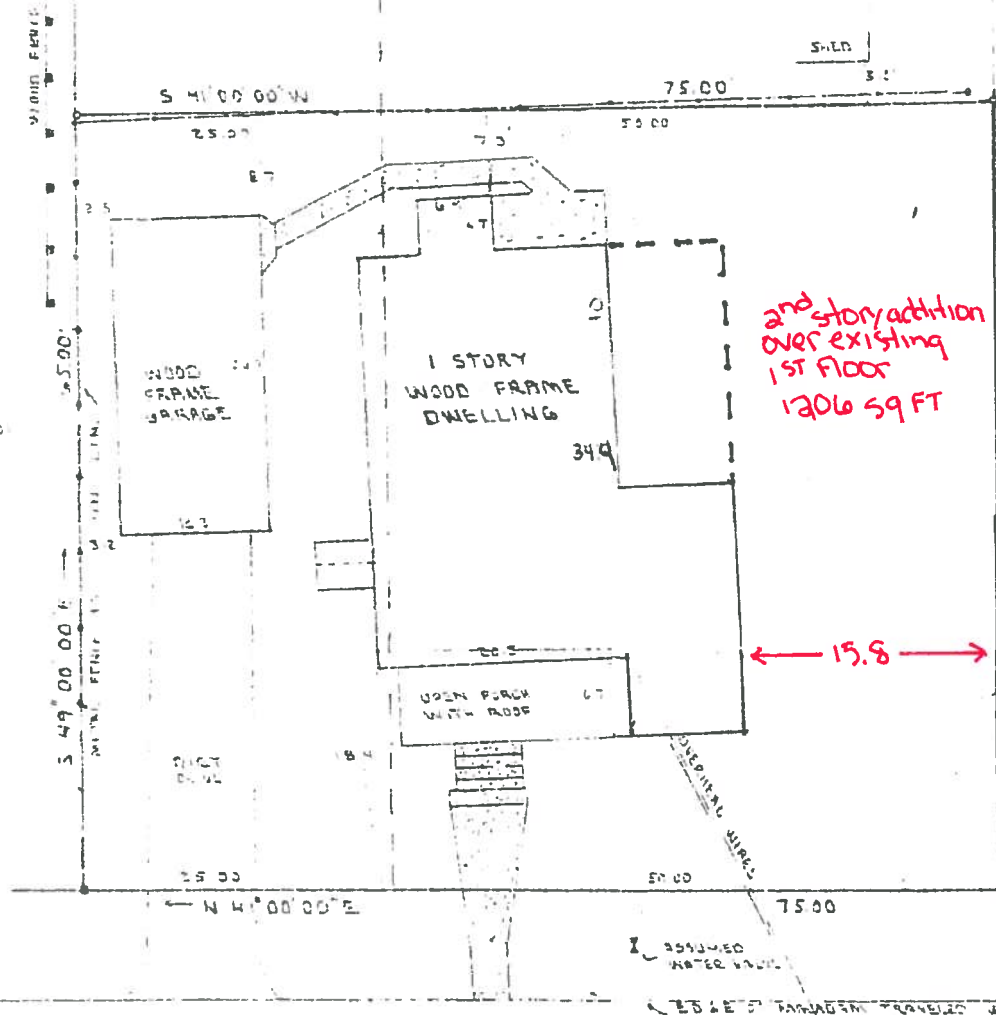
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity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



C/F
 2021R
 222-124
 12E 47
 MANOR O
 27-10 86

2nd story addition
 over existing
 1st floor
 1206 sq ft

← 15.8 →

APPROVED
 CITY OF BEACON
 BUILDING DEPARTMENT

GOODRICH STREET

JUN 09 2008

D. Buckley
 BUILDING INSPECTOR

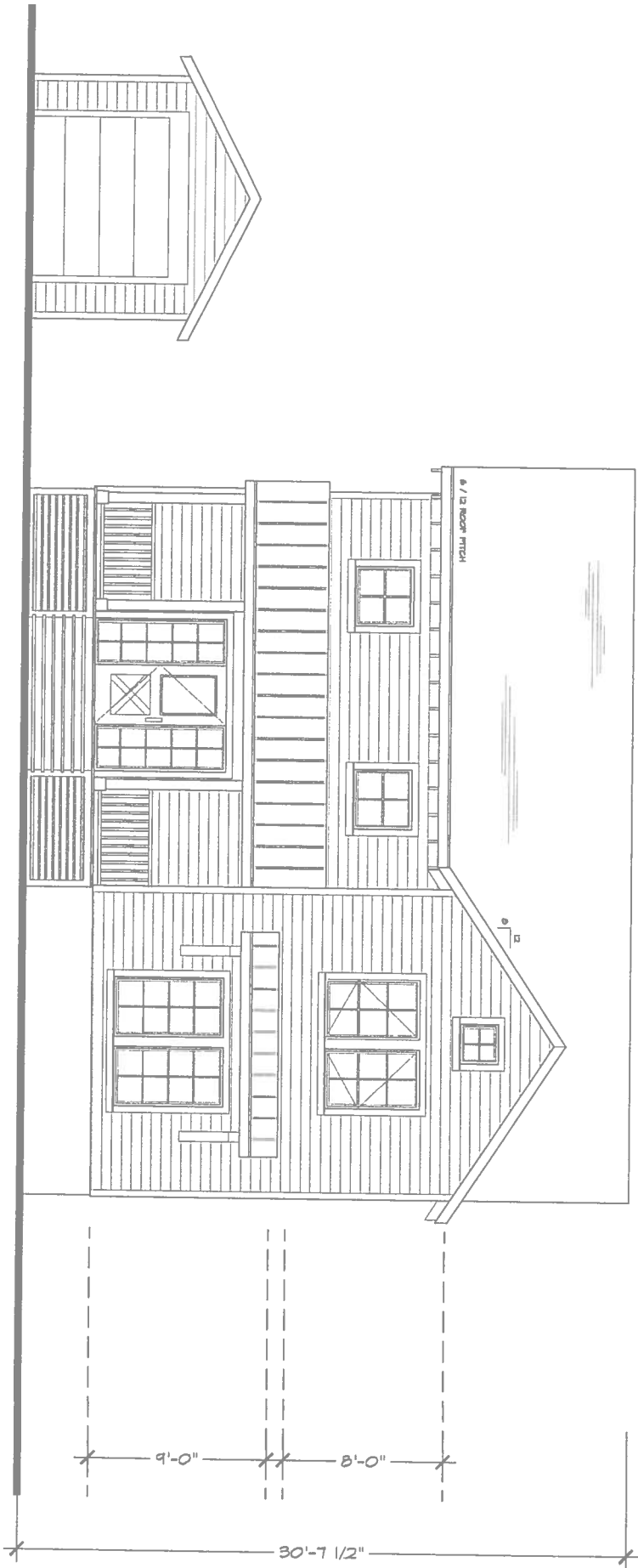


LAND SURVEY MAP
 PREPARED FOR
 RYAN VERONICA CAFFARO
 SITUATE IN TOWNSHIP
 CITY OF BEACON
 DUTCHESS COUNTY
 NEW YORK
 SCALE: 1 INCH = 10 FEET NOV 13, 1999

NOTE: SURVEYED AS PER INDICATED POSSESSION.
 REFERENCE TO FILED MAP NO. 200
 SUBJECT TO A WATER PIPE LINE EASEMENT IN LIBER 1963 PAGE 244
 UNDERGROUND IMPROVEMENT, IF ANY, ARE NOT SHOWN HEREON.
THIS MAP IS CERTIFIED ONLY TO:

RYAN VERONICA CAFFARO
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 BEACON, NEW YORK

SURVEYED BY
 J. CHARLES BOKOLUK P.E.
 NEW YORK STATE LICENSE # 048494
 101 EAST MARKET ST. BEACON, NY
 TEL: 845-876-7400
 FAX: 845-876-7400



PROPOSED FRONT ELEVATION - 'A'

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

30 GOODRICH

04.24.16

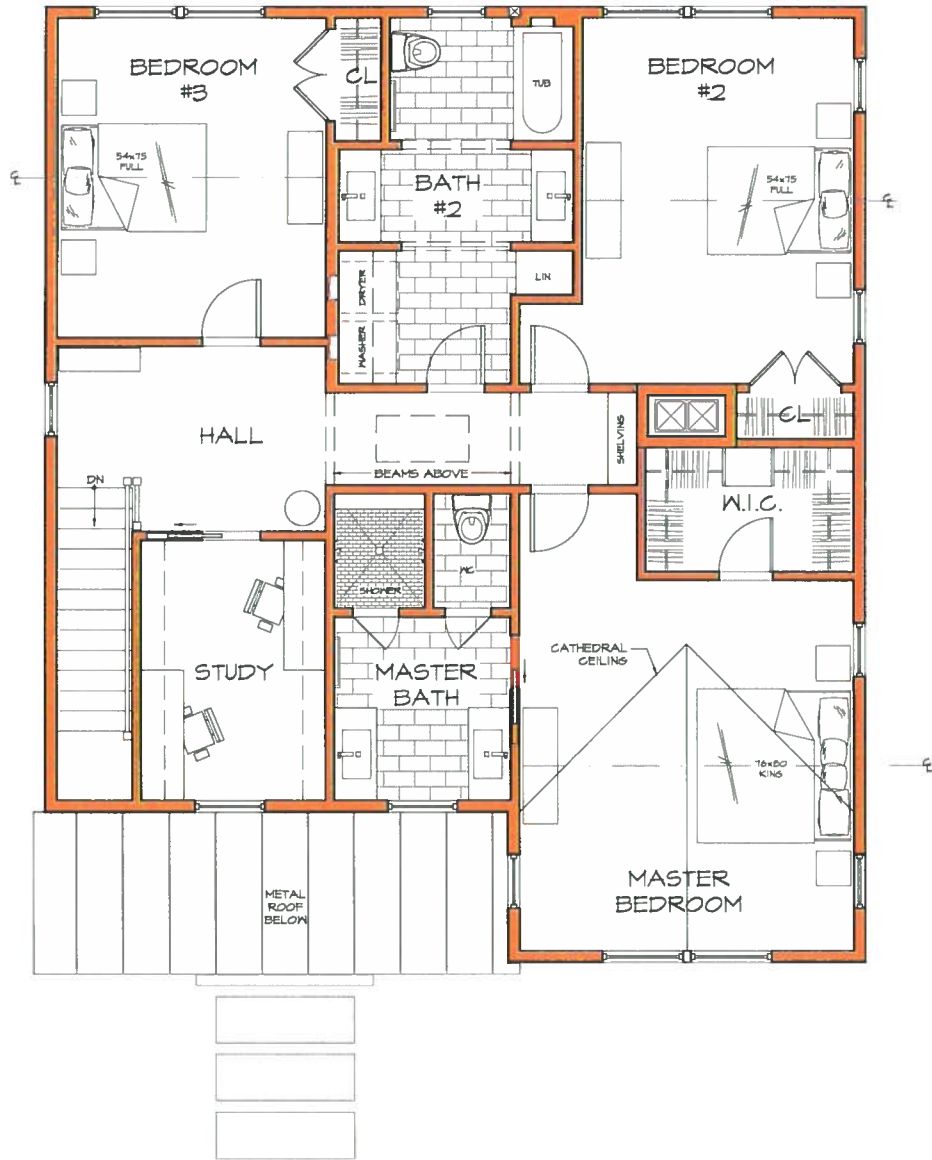


PROPOSED FIRST FLOOR PLAN - 'A'

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

30 GOODRICH

04.19.16



PROPOSED SECOND FLOOR PLAN - 'A'

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

30 GOODRICH

04.19.16

City of Beacon Planning Board
5/17/2016

Title:

Liberty Street

Subject:

Application submitted by Fulton Avenue Realty (currently owned by Donald Pavelock), Liberty Street (vacant lot adjacent to #249), Tax Grid No. 30-6054-24-401940-00, R1-10 Zoning District, to construct a new single family house requiring relief from Section 223.17(c) for the following:

- a. 5,000 sq. ft. lot (*10,000 sq. ft. required*)
- b. 10 ft. side yard setbacks (*15 ft. required*) to provide 20 ft. total side yard setbacks (*40 ft. required*)
- c. 30 ft. front yard setback (*35 ft. required*)
- d. 30 ft. rear yard setback (*35 ft. required*)

Background:

ATTACHMENTS:

Description	Type
Application	Application

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: DONALD PAULOCK

ADDRESS: 1950 Sweetbriar Circle
Lutz Florida

TELEPHONE: 845-705-3985

E-MAIL: Donald.Paulock@gmail.com

APPLICANT (if not owner): FULTON AVE REALTY

ADDRESS: 47 FULTON AVE

TELEPHONE: 831-1844

E-MAIL: Palisi@Verizon.net

REPRESENTED BY: Robert Palisi

ADDRESS: 47 FULTON AVE

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: Liberty ST. (ADJ. 249)

ZONING DISTRICT: R-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 24 LOT 401940

Section of Zoning Code appealed from or Interpretation desired:

223-17C-#1) 10,000 sq.ft. Lot Reqd. 5000 sq.ft. EXISTING - AREA VARIANCE

2) SIDEYARD Reqd. = 15' MIN. 40' total - REQUESTING 10' MIN 20' total.

3) Front & REAR Reqd = 30' EACH REQUESTING 30' Front & REAR

Reason supporting request:

EXISTING UNDER SIZED VACANT lot cannot be built on with AREA AND SIDE YARD VARIANCES. The 3 EXISTING developed lots Adjacent to subject lot have same Lot width AND 7 lots within 400' HAVE similar Lot widths

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

SURVEY.

Date: 4-25-16

Donald Paulock (RVP)

Owner's Signature

Robert Palisi MM

Applicant's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

escrow fees may apply if required by Chairman

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Donald Paulock.

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: 1950 Sweetbroom Circle Lot 2 Florida

Project Address: Liberty St.

Project Tax Grid # 6054-24-401940

Type of Application Zoning 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, Donald Paulock., 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

Donald Paulock ROP

Signature of Owner

Robert Paulock 1/17

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>DP</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>DP</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>DP</u>

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Zoning Variance</i>			
Project Location (describe, and attach a location map): <i>ADJACENT to 249 Liberty</i>			
Brief Description of Proposed Action: <i>AREA VARIANCES to enable construction of a new S.F.H.</i>			
Name of Applicant or Sponsor: <i>Fulton Ave Realty Restoration LLC.</i>		Telephone: <i>931-1844</i>	
Address: <i>47 FULTON AVE 1</i>		E-Mail:	
City/PO: <i>BEACON N.Y.</i>		State: <i>N.Y.</i>	Zip Code: <i>12508</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
<i>B.P. from C.O.B</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.22</i> acres	
b. Total acreage to be physically disturbed?		<i>.12</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.22</i> 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
	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>Fulton Ave, Realty Restoration LLC</u> Date: <u>4-25-16</u>		
Signature: <u>[Handwritten 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)?		

AFFIDAVIT

Dated: April 25, 2016

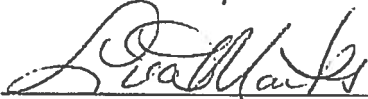
STATE OF New York)
) ss:
COUNTY OF Dutchess)

I, DONALD V. PAVELOCK, JR., being duly sworn, deposes and say that I am the owner of the Vacant lot on Liberty St, Beacon, NY with the grid number of 6054-24-401940 and that I give permission for the contractual Purchasers, Fulton Avenue Realty Restoration, Co, LLC and their authorized agents to apply for and receive an area variance and any other approvals necessary to build a one family house on said lot.



DONALD V. PAVELOCK

Sworn to before me this
day of *April 25*, 2016,

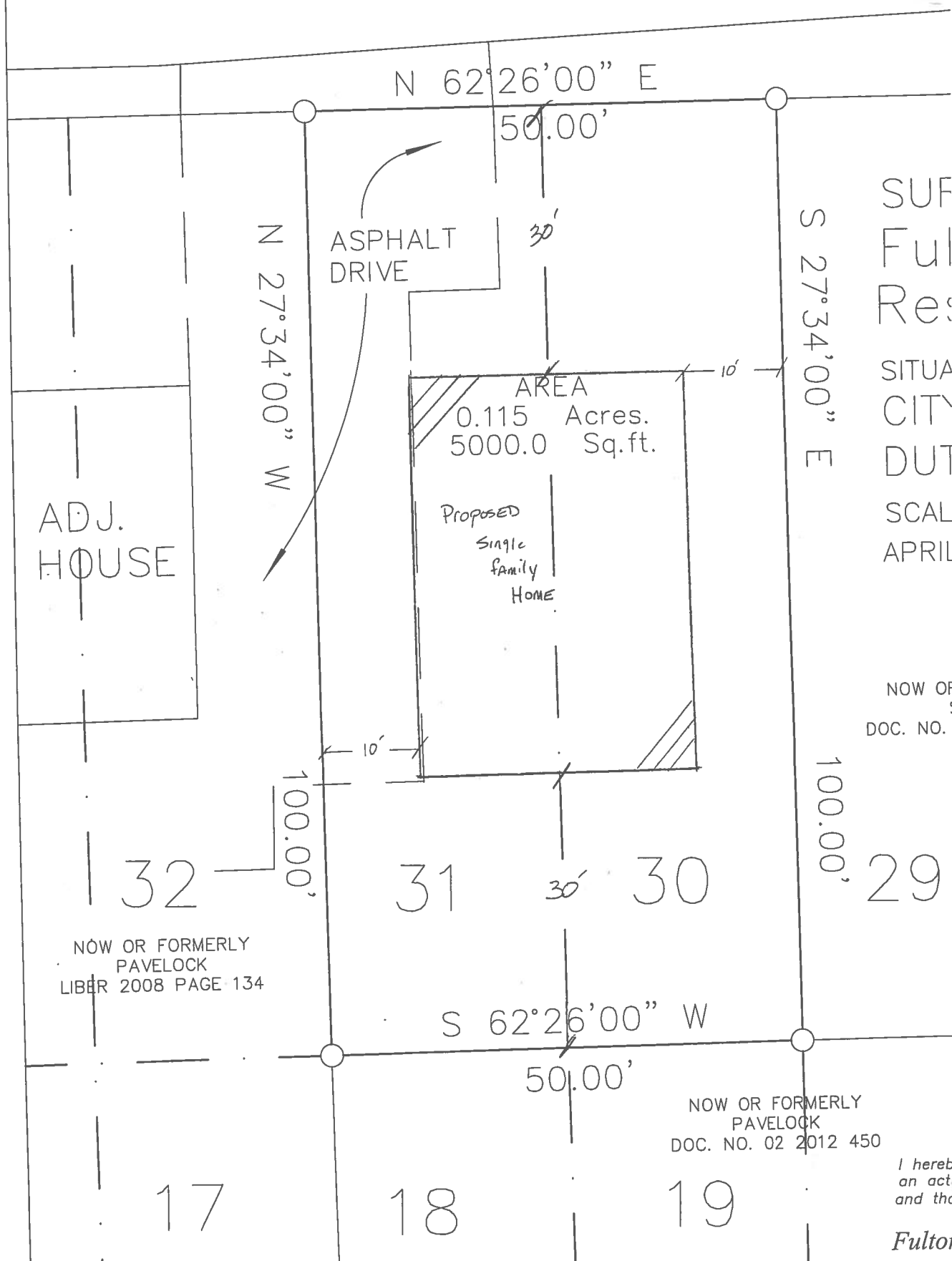


Notary Public



Lisa Marks
State of Florida
MY COMMISSION # FF 21302
Expires: May 23, 2017

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