

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, July 19, 2016** in the Municipal Center Courtroom. the meeting begins at 7:00 p.m. at 7:00 PM.

1. 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: 5,000 sq. ft. lot (*10,000 sq. ft. required*); 10 ft. side yard setbacks (*15 ft. required*); to provide 20 ft. total side yard setbacks (*40 ft. required*); 30 ft. front yard setback (*35 ft. required*); and 30 ft. rear yard setback (*35 ft. required*)
This item has been adjourned to September 20, 2016 upon the request of the applicant
2. Application submitted by Agnieszka & David Maros, owners of 6 Digger Phelps Court, Tax Grid No. 30-5954-44-976696-00, located in CMS Zoning District, for relief from Section 223.17(c) to demolish and rebuild the entire second floor of a single family house within the same building footprint, with a 2.5 ft. side yard setback (*10 ft. required*) and a 0.3 ft. rear yard setback (*25 ft. required*)
3. Application submitted by N & N Development Corp., 20 DeSoto Avenue, Tax Grid No. 30-6055-80-369096-00, R1-5 Zoning District, for relief from Section 223.17(c) for a new single family house with a 26 ft. rear yard setback (*30 ft. required*)
4. Application submitted by St. Luke's Episcopal Church, 40 Rector Street, Tax Grid No. 30-6054-45-120587-00, R1-7.5 Zoning District, for relief from Section 223.15(4)(b) for a new 24 sq. ft. sign (*6 sq. ft. sign permitted*)

City of Beacon Planning Board
7/19/2016

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: 5,000 sq. ft. lot (*10,000 sq. ft. required*); 10 ft. side yard setbacks (*15 ft. required*); to provide 20 ft. total side yard setbacks (*40 ft. required*); 30 ft. front yard setback (*35 ft. required*); and 30 ft. rear yard setback (*35 ft. required*)

This item has been adjourned to September 20, 2016 upon the request of the applicant

Background:

City of Beacon Planning Board
7/19/2016

Title:

6 Digger Phelps Court

Subject:

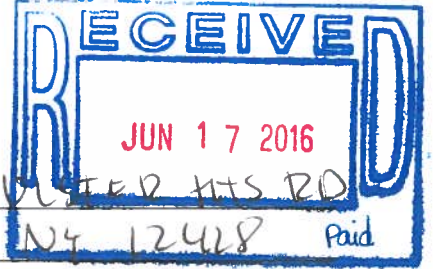
Application submitted by Agnieszka & David Maros, owners of 6 Digger Phelps Court, Tax Grid No. 30-5954-44-976696-00, located in CMS Zoning District, for relief from Section 223.17(c) to demolish and rebuild the entire second floor of a single family house within the same building footprint, with a 2.5 ft. side yard setback (*10 ft. required*) and a 0.3 ft. rear yard setback (*25 ft. required*)

Background:

ATTACHMENTS:

Description	Type
6 Digger Phelps Application	Application
6 Digger Phelps Site Plan	Plans

ZONING BOARD OF APPEALS
City of Beacon, New York



AGNIESZKA & DAVID MAROS

APPLICATION FOR APPEAL

OWNER: AGNIESZKA & DAVID MAROS

ADDRESS: 1456 VESTER HTS RD
ELLENVILLE NY 12428 Paid

TELEPHONE: 845 630 9095

E-MAIL: MAROS.DAVID@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: BERG + MOSS ARCHITECTS

ADDRESS: 427 MAIN ST, NO 104
BEACON NY 12508

TELEPHONE: 845 831 1318
917 841 6225

E-MAIL: JON@BERGMOSS.COM

PROPERTY LOCATION: 6 PIGGERDNEYS CT
BEACON 12508 NY

ZONING DISTRICT: CMS

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 8469A1

Section of Zoning Code appealed from or Interpretation desired:

223-41.18 D (4) 10' SIDE SETBACK ACTUAL - 2.5 FT.
223-41.18 D (5) 25' REAR SETBACK ACTUAL - 0.3 FT.

Reason supporting request:

EXISTING BUILDING TO BE REBUILT ON 2ND FLOOR IN
SUBSTANTIALLY THE SAME LOCATION, HEIGHT & BULK

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

SURVEY MAP

Date: 6/17/16

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: AGNIESZKA & DAVID MAROS

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: 1456 ULSTER HTS RD, ELLENVILLE NY 12428

Project Address: 6 DIGGER PHELPS CT, BEACON, 12508 NY

Project Tax Grid # 846941 595A-27-846941

Type of Application BUILDING PERMIT

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, AGNIESZKA MAROS, 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 ✓

Agneszka Maros
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.)	<u>✓</u>	<u>_____</u>	<u>gm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u>_____</u>	<u>✓</u>	<u>gm</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u>_____</u>	<u>✓</u>	<u>gm</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: RENOVATION OF FAMILY HOME							
Project Location (describe, and attach a location map): 6 DIGGER WHELPS CT, BEACON 12508 NY (846041) TAX							
Brief Description of Proposed Action: RENOVATION OF OUR FAMILY HOME, INCLUDING THE COMPLETE REBUILD OF THE SECOND FLOOR AND ROOF OF THE HOUSE.							
Name of Applicant or Sponsor: AGNIESZKA MAROS		Telephone: 845 630 9095					
		E-Mail: MAROS.DAVID@GMAIL.COM					
Address: 1456 ULSTER HTS RD							
City/PO: ELLENVILLE		State: NY	Zip Code: 12428				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.032</u> acres					
b. Total acreage to be physically disturbed?		<u>NA</u> 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 checked="" 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
	<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>AGNIESZKA MAROS</u> Date: <u>6/17/16</u>		
Signature: <u><i>Agnieszka Maros</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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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



Parcel Access

Tentative Roll

Parcel Grid Identification #: 130200-5954-27-846941-0000
Municipality: Beacon

Parcel Location
6 Digger Phelps Ct

Owner Name on March 1
Maros, David (P)
Maros, Agnieszka (A)

Primary (P) Owner Mail Address
1456 Ulster Hts
Ellenville NY 124280000



Parcel Details

Size (acres): .05 Ac(c) Land Use Class: (210) Residential: One Family Year-Round Residence
File Map: Agri. Dist.: (0)
File Lot #: School District: (130200) Beacon City School District
Split Town

Assessment Information (Current)

Land: \$7000 Total: \$157300 County Taxable: \$157300 Town Taxable: \$157300 School Taxable: \$157300 Village Taxable: \$0

Tax Code: H: Homestead Roll Section: 1 Uniform %: 100 Full Market Value: \$ 157300

Tent. Roll: 5/1/2016 Final. Roll: 7/1/2016 Valuation: 7/1/2015

Last Sale/Transfer

Sales Price: \$75000 Sale Date: 1/25/2016 11:35:21 AM Deed Book: 22016 Deed Page: 1158 Sale Condition: (J) No. Parcels: 1

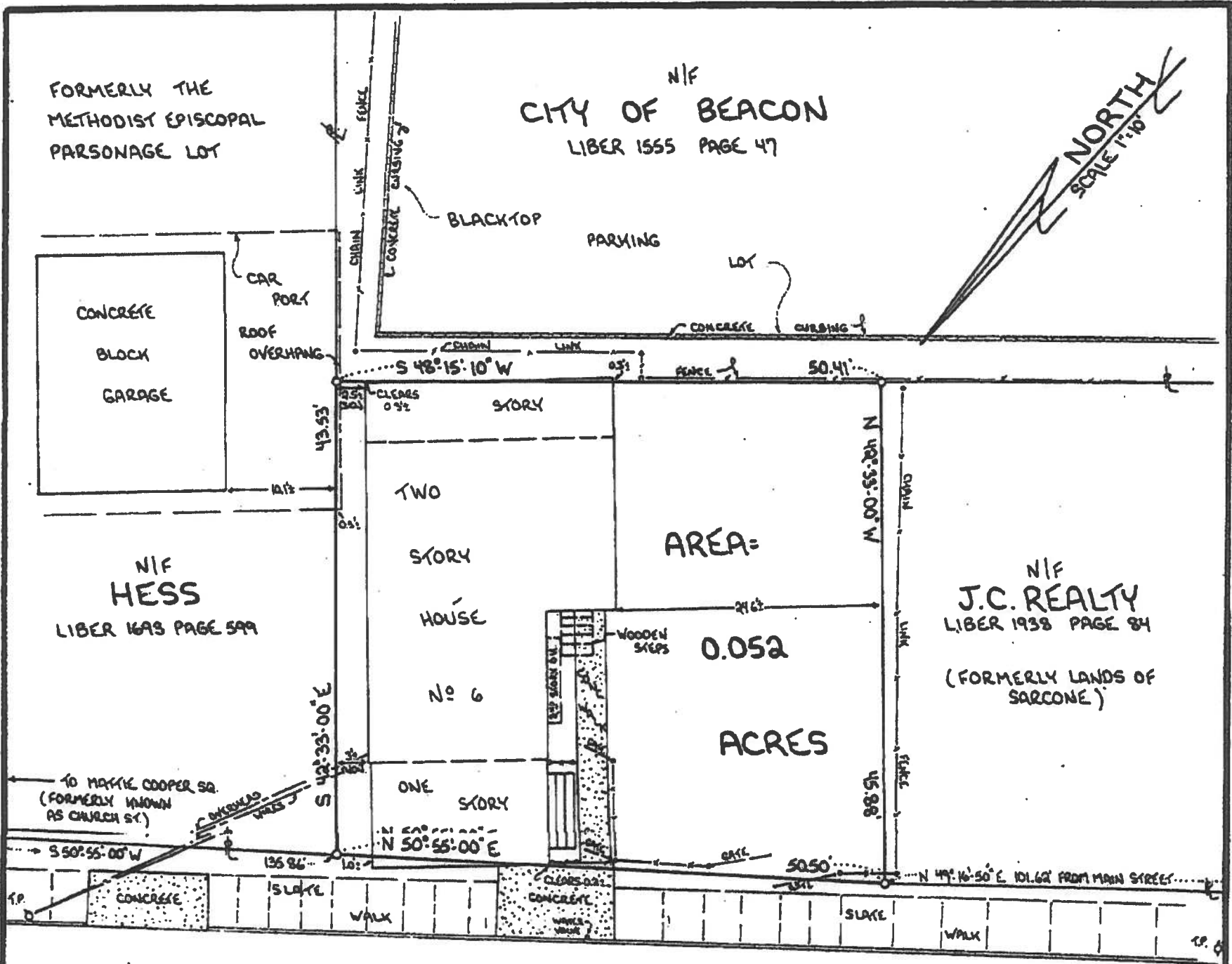
Site Information:

Site Number: 1 Water Supply: (3) Comm/public Sewer Type: (3) Comm/public Desirability: (2) Typical Zoning Code: CB Used As: ()

Residential Building Information:

Site Number: 1
Year Built: 1900 Year Remod.: 0 Building Style: (08) Old style No. Stories: 2 Sfla: 1314 Overall Cond.: (3) Normal
No. Kitchens: 1 No. Full Baths: 1 No. Half Baths: 0 No. Bedrooms: 3 No. Fire Places: 0 Basement Type: (4) Full
Central Air: 0 Heat Type: (3) Hot wtr/stm Fuel Type: (4) Oil First Story: (4) 722 Second Story: (4) 592 Addl. Story: (4) 0
Half Story: 0 3/4 Story: 0 Fin. Over. Gar.: 0 Fin. Attic: 0 Unfin 1/2 Story: 0 Unfin 3/4 Story: 0
Fin Rec Room: 0 No. Rooms: 0 Grade: (C) Average Grade Adj. Pct.: 100

Improvements:



DIGGER PHELPS COURT
(FORMERLY KNOWN AS COTTAGE STREET)

**MAP OF SURVEY FOR
JI HUI CHEN**

CITY OF BEACON
SCALE 1" = 10'

DUTCHESS COUNTY, NEW YORK
FEBRUARY 28, 2001

CERTIFIED TO:

JI HUI CHEN
SABRY GHEBERIAL
ABACUS FEDERAL SAVINGS BANK,
ITS SUCCESSORS AND/OR ASSIGNS
WASHINGTON TITLE INSURANCE CO.

PREPARED BY:

GARY R. LATOUR, L.S.
273 EAST MAIN ST.
BEACON, NEW YORK



01-03

DRAWING NO. A-004	DRAWING TITLE SURVEY	DATE: 11.19.12 SCALE: DWG BY: CHK BY:	THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTS, P.C. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE. 06/07/16	REVISED 5/17/16 06/07/16	ARCHITECT BERG + MOSS ARCHITECTS 427 MAIN STREET No. 104 BEACON, NY 12508 T: 845 831 1318 BERGMOSS.COM CONSULTANT	6 DIGGS PHELPS, BEACON NY 6 DIGGS PHELPS
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PROPERTY LINE

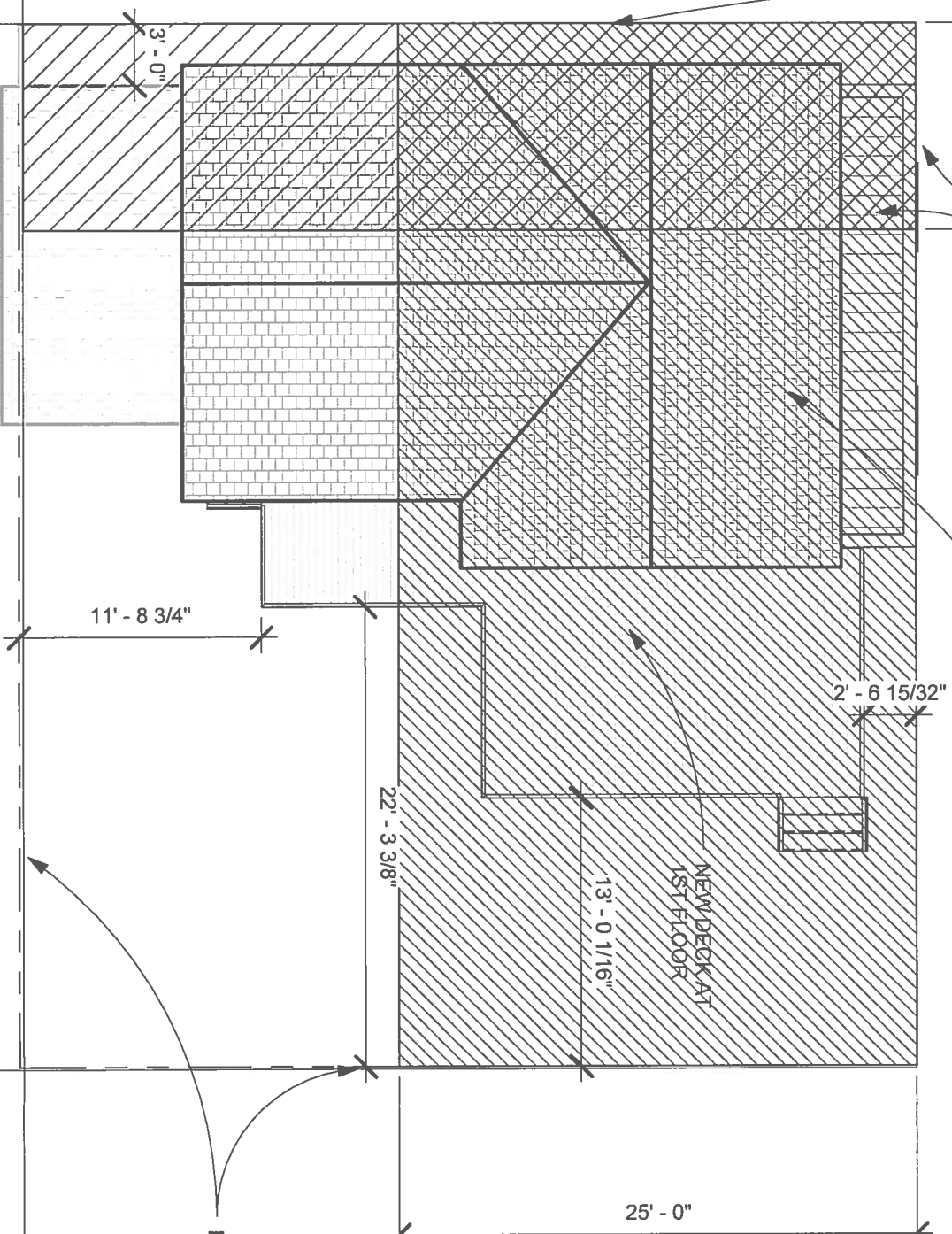
10' - 0"
REQUIRED SIDE YARD

NEW DECK TO REPLACE EXISTING ROOF

REPLACE EXISTING 2ND FLOOR WITH NEW CONSTRUCTION AT THE SAME LOCATION. THERE IS NO INCREASE PROPOSED TO THE EXISTING ENCROACHMENTS TO THE SIDE AND REAR YARD REQUIREMENTS. RECONSTRUCTION IS REQUIRED DUE TO THE POOR CONSTRUCTION AND DETERIORATED QUALITY OF THE EXISTING STRUCTURE. EXISTING TOP OF ROOF APPROX 24'-0" ABOVE GRADE, PROPOSED TOP OF ROOF 26'-0" ABOVE GRADE

25' - 0"
REQUIRED REAR YARD

PROPERTY LINE



DIGGS PHELPS CT.

Site 1

1/8" = 1'-0"

6 DIGGS PHELPS

6 DIGGS PHELPS, BEACON NY

ARCHITECT



BERG + MOSS ARCHITECTS
427 MAIN STREET No. 104
BEACON, NY 12508
T: 945 831 1318
BERGMOSS.COM

CONSULTANT



REVISED

5/17/16

03/17/16

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DATE: 11.19.12

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

DWG BY: Author

CHK BY: Checker

DRAWING TITLE

SITE

DRAWING NO.

A-005

6 DIGGS PHELPS
6 DIGGS PHELPS, BEACON NY



BERG + MOSS ARCHITECTS
427 MAIN STREET No. 104
BEACON, NY 12508
T. 945 831 1318
BERGMOSS.COM

CONSULTANT



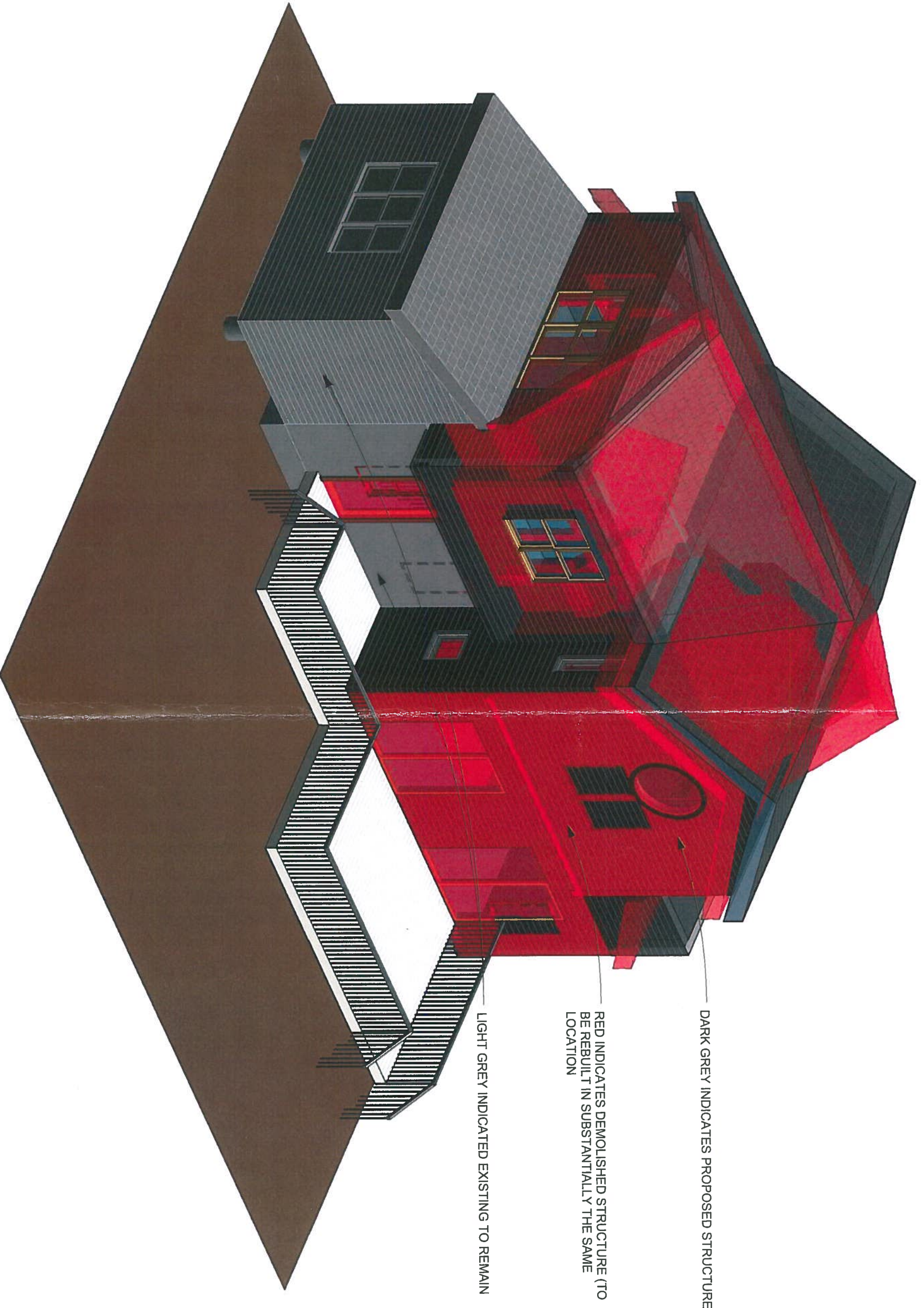
REVISED	5/17/16	06/08/16
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DATE: 11.19.12
SCALE:
DWG BY: Author
CHK BY: Checker
DRAWING TITLE

AXOMETRIC
SHOWING EXISTING
AND PROPOSED
CONSTRUCTION

DRAWING NO.
A-006



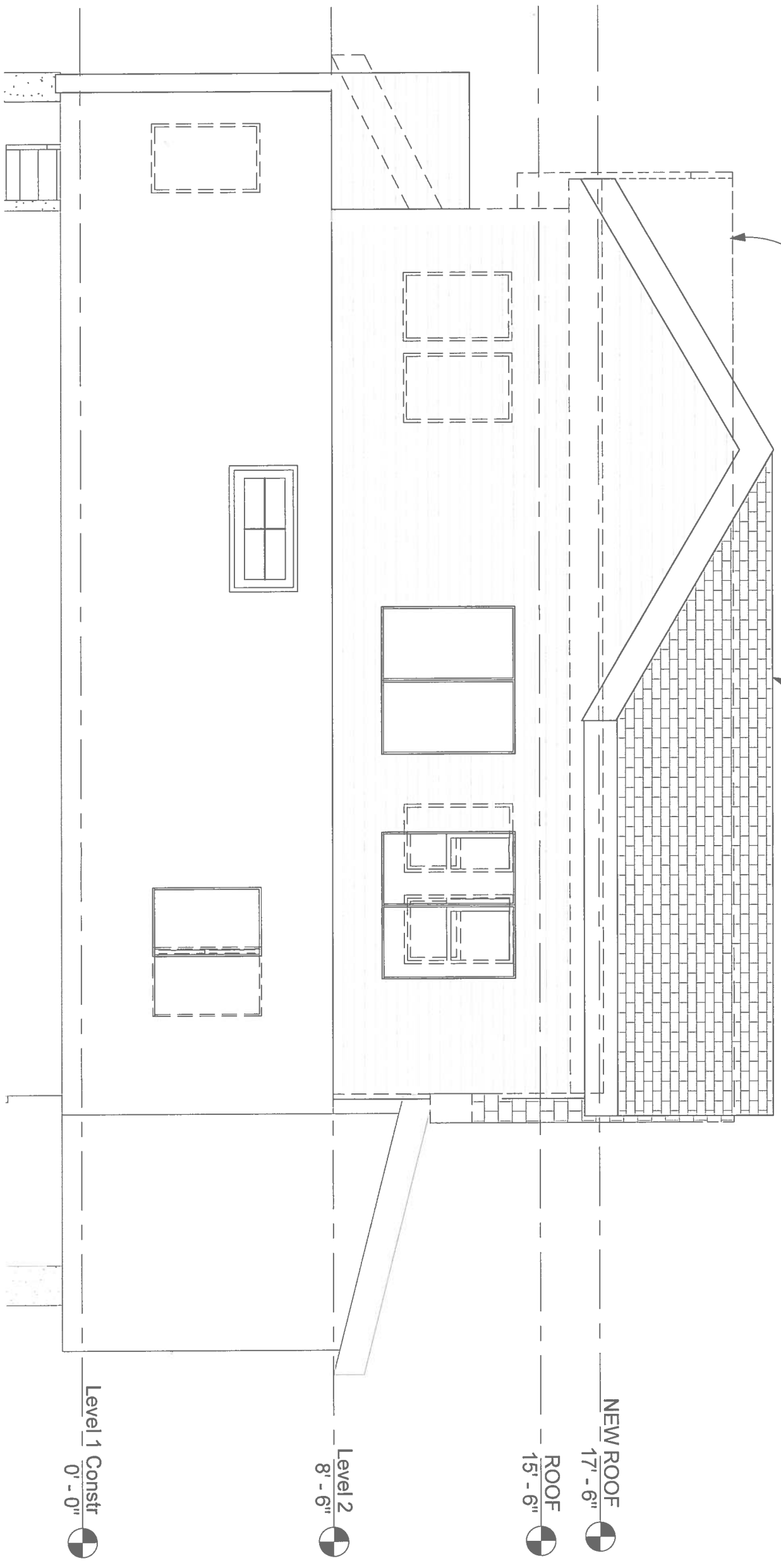
DARK GREY INDICATES PROPOSED STRUCTURE

RED INDICATES DEMOLISHED STRUCTURE (TO BE REBUILT IN SUBSTANTIALLY THE SAME LOCATION)

LIGHT GREY INDICATED EXISTING TO REMAIN

EXISTING ROOF LINE

PROPOSED ROOF LINE



6 DIGGS PHELPS

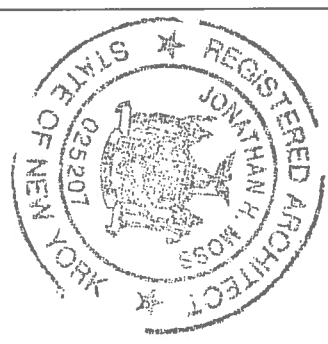
6 DIGGS PHELPS, BEACON NY

ARCHITECT



BERG + MOSS ARCHITECTS
 427 MAIN STREET No. 104
 BEACON, NY 12508
 T: 845 831 1318
 BERGMOSS.COM

CONSULTANT



REVISIONS	DATE	BY
REVISED	5/17/16	
	06/09/16	

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DATE: 11.19.12
 SCALE: 1/4" = 1'-0"
 DWG BY: Author
 CHK BY: Checker

EXISTING AND PROPOSED ELEVATION

DRAWING NO.

A-008

NORTH Copy 1 1

1/4" = 1'-0"

City of Beacon Planning Board
7/19/2016

Title:

20 DeSoto Avenue

Subject:

Application submitted by N & N Development Corp., 20 DeSoto Avenue, Tax Grid No. 30-6055-80-369096-00, R1-5 Zoning District, for relief from Section 223.17(c) for a new single family house with a 26 ft. rear yard setback (*30 ft. required*)

Background:

ATTACHMENTS:

Description	Type
20 DeSoto Avenue Application	Application
20 DeSoto Avenue Survey	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Ntk Development Corp
N

ADDRESS: 321 Rt 9w
NEW Windsor NY 12553

TELEPHONE: 845-670-4686

E-MAIL: NG12547@gmail

APPLICANT (if not owner): Nicholas Galella

ADDRESS: _____

TELEPHONE: 845-742-4060

E-MAIL: _____

REPRESENTED BY: SELF

ADDRESS: _____

TELEPHONE: 845-742-4060

E-MAIL: _____

PROPERTY LOCATION: 20 DESOTO AVE

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION, 6055

BLOCK 80 LOT 396096

Section of Zoning Code appealed from or Interpretation desired:

Section 223.17(C) for a new single family house with a 26 ft. rear yard setback
(30 ft. required)

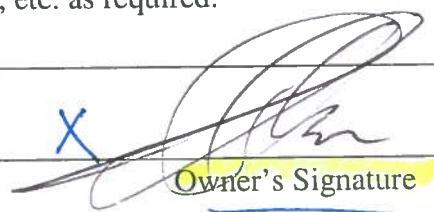
Reason supporting request:

setback

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

survey

Date: 7/27/14

X  press.
Owner's Signature

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: NTA Development Corp.

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

Nicholas Emblett

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

20 DESOTO AVE N/A

Applicant Address: 3121 RT 9 W NEW WINDSOR, NY 12553

Project Address: 20 DESOTO AVE

Project Tax Grid # 130200-6055-80-396096

Type of Application ZBA

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, Nicholas Emblett, 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 T
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon F
3. ALL tax payments due to the City of Beacon are current T
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon F
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon F
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current T

X [Signature] PPS.
Signature of Owner

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

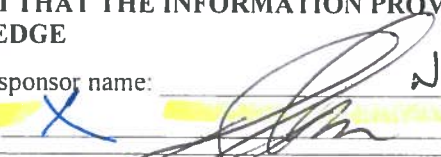
617.20
Appendix B
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Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further 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: <p style="text-align: center; font-size: 1.2em;">DESOTO AVE</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">20 DESOTO AVE BEACON NY 12508</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">E20 BTRC</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">NICHOLAS GALELLA</p>		Telephone: 845-742-4060	
Address: <p style="text-align: center; font-size: 1.2em;">3121 RT 9W</p>		E-Mail: ng12547@gmail	
City/PO: <p style="text-align: center; font-size: 1.2em;">New Windsor</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">12553</p>
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
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 X
3.a. Total acreage of the site of the proposed action?		.115 acres	
b. Total acreage to be physically disturbed?		.115 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.115 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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>Nicholas Grisham</u> Date: <u>6/27/16</u>		
Signature: 		

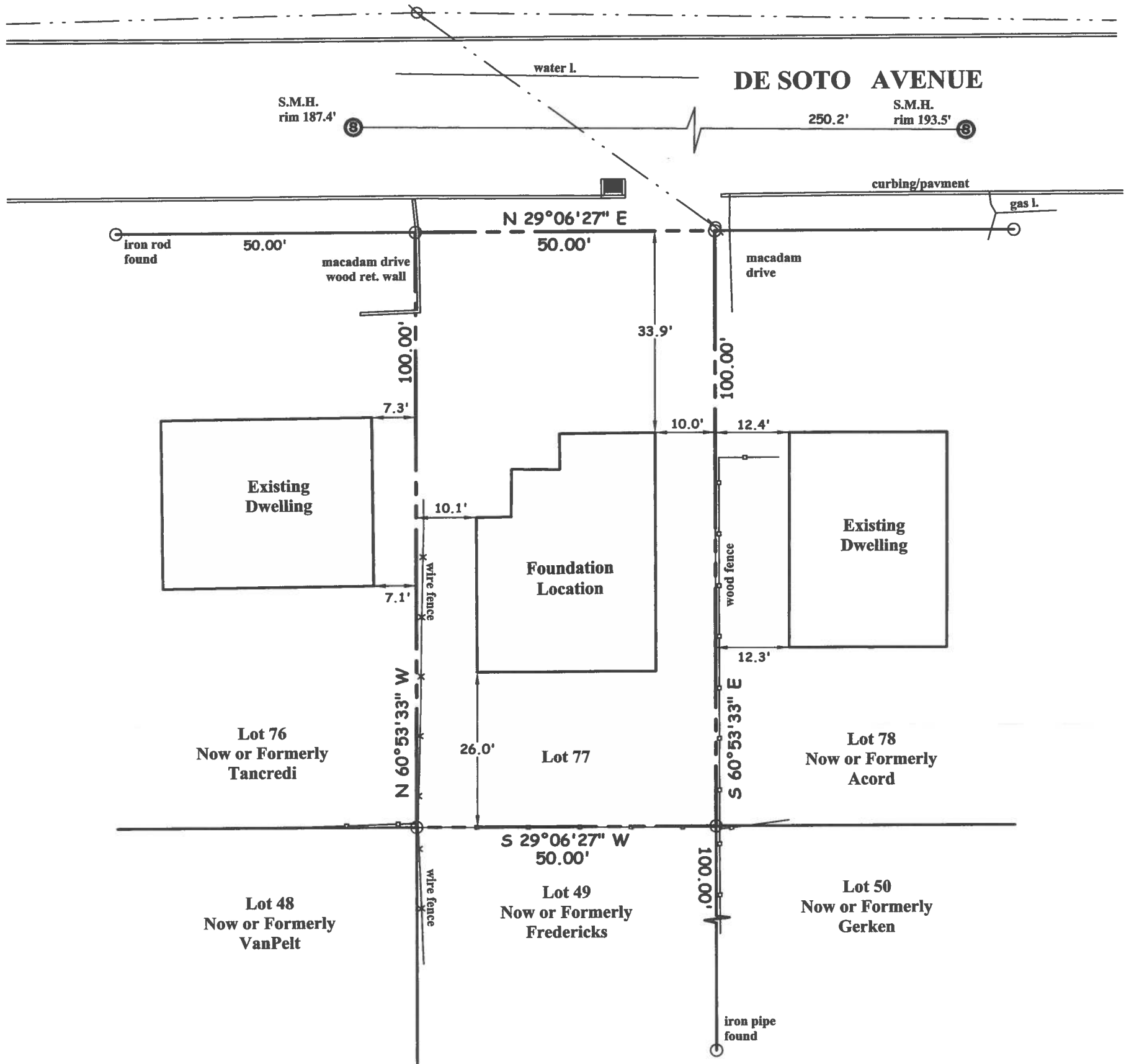
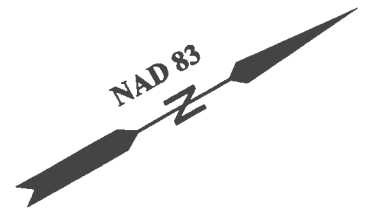
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?		
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)?		

	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. 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)



**Survey of Property For
NIMA CONTRACTING, INC.**

City of Beacon Dutchess County, New York
Scale: 1" = 20' March 8, 2016 Area 5,000 S.F. or 0.115 Acres
Foundation Location June 27, 2016

CERTIFIED TO: NIMA Contracting, Inc., to be correct and accurate.

REFERENCE: Being Lot 77 on map entitled,
"Map of Section "B" Meconto Estate Situated in Third Ward"
Filed in the Dutchess County Clerks Office August 4, 1919; Map No. 1149
A portion of Deed Liber 1101 Page 570; Tax map grid no. 130200-6055-80-396096

Note: Elevations in NAVD 88 system.
Subject to an up to date abstract of title.
Subject to easements and R.O.W's. of record and underground utilities.
Copies of this survey not bearing the embossed seal of the land surveyor shall not be valid. Guarantees or certifications are not transferable to additional institutions or subsequent owners.
Unauthorized alteration of this document in any way constitutes a violation of the New York State Education Law par 7202 (2).

PR 2016 14

License No. 050354

GARY R. RICH
Licensed Land Surveyor
24 Lang Drive Pine Bush, NY 12566
(845) 361-3022 Fax (845) 361-9895

City of Beacon Planning Board
7/19/2016

Title:

40 Rector Street

Subject:

Application submitted by St. Luke's Episcopal Church, 40 Rector Street, Tax Grid No. 30-6054-45-120587-00, R1-7.5 Zoning District, for relief from Section 223.15(4)(b) for a new 24 sq. ft. sign (*6 sq. ft. sign permitted*)

Background:

ATTACHMENTS:

Description	Type
40 Rector Street Applicatin	Application
40 Rector Street Sign Proposal	Exhibit

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: St. Luke's Episcopal Church

ADDRESS: 40 Rector St.
Beacon, NY

TELEPHONE: 801 793 7376

E-MAIL: Beaconrev@gmail.com

APPLICANT (if not owner): Rev. John Williams

ADDRESS: 17 South Ave.
Beacon, NY

TELEPHONE: 801 793 7376

E-MAIL: Beaconrev@gmail.com

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 40 Rector St.

ZONING DISTRICT: RI-10 & RI-7.5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 45 LOT 120587

Section of Zoning Code appealed from or Interpretation desired:

Section 223.15(4)(b) for a new 24 sq. ft. sign (6 sq. ft. sign permitted)

Reason supporting request:

Higher visibility for sign

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

Date: 6/28/2016

X [Signature]
Owner's Signature

Fee Schedule

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

X _____
Applicant's Signature

escrow fees may apply if required by Chairman

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: St. Lukes Episcopal Church

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:
St. Andrews Episcopal Church

Applicant Address: _____

Project Address: Rector St. + Rte. 9 D

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

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

X [Signature]
Signature of Owner

X Rector
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>JM</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>JM</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: OVERSIZED SIGNAGE				
Project Location (describe, and attach a location map): CORNER OF RECTOR ST, & RTE. 9 Δ				
Brief Description of Proposed Action: Zoning Variance for Sign				
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
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 checked="" type="checkbox"/>	YES
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 type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): church <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
			<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?			<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>		
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO <input checked="" type="checkbox"/>	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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"/>	
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"/>	
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"/>	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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"/>	

	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"/>	
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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.

- 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.
- 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)

6 feet

FOR LEASE



10,840 Sq. Feet Commercial Building. Loads of Character.
Large, airy Auditorium. Full commercial kitchen. ADA Access
Perfect for A Multitude of Possible Uses. Ample Parking.

DA Daniel Aubry
REALTY

917 647 68 23

4 ft

Sign printed on Masonite (2 sides)
supported by 2" x 4"
cemented into the ground.
to be built and installed
by Fast Sign, Wappinger
Falls N.Y.

Postmarking of Oversized Signs



Sign goes here,

PARCEL IDENTITY (Intermet) TENTATIVE ROLL
Parcel Number: 130200-6054-45-120587-0000
Parcel Address - 40 Rector St Beacon 125080000
Owner Name: St Lukes Episcopal Church , (Primary)
Primary (P) Owner Mailing Address PO Box 507 Beacon NY 125080000
Lot Size Land Use (Land Use Code): 8.3 ac (c) Religious (620)
Assessment Information: Land = \$333500 Total = \$3104000
Market Value: \$3104000
School District: Beacon City SD
Agricultural District:
Roll Section: 8 (Wholly Exempt)
Tax Code: