

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, November 15, 2016** in the Municipal Center Courtroom. the meeting starts at 7:00 p.m. at 12:00 AM.

1. Application submitted by Matthew Kane, 20 Mase Street, Tax Grid No. 30-6054-31-283754-00, R1-5 Zoning District, seeking relief from Section 223.17(e) to construct a 816 sq. ft. accessory building (one-story garage *(434 sq. ft. maximum permitted)*), and 1,106 sq. ft. cumulative accessory buildings *(720 sq. ft. maximum permitted)*
2. Application submitted by Anthony Hardisty, 30 Duncan Street, Tax Grid No. 30-6054-47-307522-00, R1-5 Zoning District, seeking relief from Section 223.26(c)(1) to create parking in a required side yard adjacent to a street line
3. Application submitted by Lauren Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-444607-00, R1-10 Zoning District, seeking relief from Section 223.17(e) for an addition to an existing accessory building (garage) that will be 352 sq. ft. *(343 sq. ft. maximum permitted)*, and Section 223.17(c) for a 2.8 ft. side yard setback *(15 ft. required)*
4. Application submitted by David Buckley, 73 West Willow Street, Tax Grid No. 30-5955-76-960179-00, R1-7.5 Zoning District, seeking relief from Section 223.17(e) to construct a 412 sq. ft. accessory building (one story detached garage) *(416 sq. ft. permitted)*
5. Application submitted by Joseph Donovan, 36 North Cedar Street (currently owned by City of Beacon), Tax Grid No. 30-5954-28-985930-00, R1-5 Zoning District, for an Interpretation as provided in Section 223.10(c)(3) to change a vehicle and equipment maintenance building into a two-family residential building *(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)*
6. Application submitted by Karen Gowan, 310 South Avenue, Tax Grid No. 30-5954-16-769428-00, R1-40 Zoning District, for relief from Section 223.17(c) for a lot line realignment which will create a 38,000 sq. ft. parcel *(40,000 sq. ft. required)*

City of Beacon Planning Board
11/15/2016

Title:

20 Mase Street

Subject:

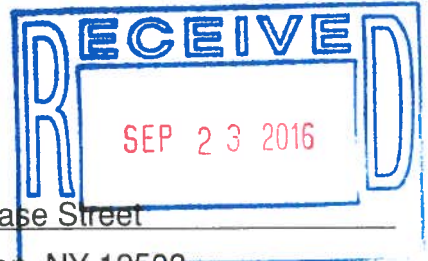
Application submitted by Matthew Kane, 20 Mase Street, Tax Grid No. 30-6054-31-283754-00, R1-5 Zoning District, seeking relief from Section 223.17(e) to construct a 816 sq. ft. accessory building (one-story garage (*434 sq. ft. maximum permitted*), and 1,106 sq. ft. cumulative accessory buildings (*720 sq. ft. maximum permitted*))

Background:

ATTACHMENTS:

Description	Type
20 Mase Street - Application	Cover Memo/Letter
20 Mase Street - Survey	Plans

ZONING BOARD OF APPEALS
City of Beacon, New York



APPLICATION FOR APPEAL

OWNER: Matthew Kane

ADDRESS: 20 Mase Street
Beacon, NY 12508

TELEPHONE: 845-838-3457

E-MAIL: mskane_2000@yahoo.com

APPLICANT (if not owner): N/A

ADDRESS: N/A

TELEPHONE: N/A

E-MAIL: N/A

REPRESENTED BY: N/A

ADDRESS: N/A

TELEPHONE: N/A

E-MAIL: N/A

PROPERTY LOCATION: 20 Mase Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 31 LOT 283754

Section of Zoning Code appealed from or Interpretation desired:

Schedule of Regulations for Accessory Buildings on Residential Lots

Maximum square footage permitted

Reason supporting request:

Please see attachments

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

Site plan, construction plans, letters from neighbors, zoning map, applicant's letter of explanation

Date: September 22, 2016

A handwritten signature in blue ink that reads "Matthew S. Kane".

Owner's Signature

Fee Schedule

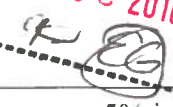
AREA VARIANCE \$ 250
USE VARIANCE \$ 500
INTERPRETATION: \$ 250

Applicant's Signature

escrow fees may apply if required by Chairman

APPLICATION PROCESSING RESTRICTION

Affidavit of Property Owner

RECEIVED
 SEP 23 2016
 BY: 

Property Owner: Matthew S. Kane

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

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

20 Mase Street, 1 Washington Avenue

Applicant Address: 20 Mase Street, Beacon, NY 12508

Project Address: 20 Mase Street, Beacon, NY 12508

Project Tax Grid # 6054, 31, 283754

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, Matthew S. Kane, 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 Ny
- 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 X



Signature of Owner

N/A

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>J</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>J</u>

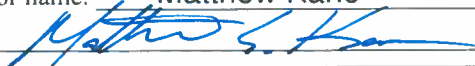
617.20
Appendix B
Short Environmental Assessment Form

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: <p style="text-align: center; margin: 0;">Proposed garage</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin: 0;">20 Mase Street, Beacon, NY 12508</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin: 0;">Applicant is seeking variance approval for construction of a 816 square foot, 1 story garage.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin: 0;">Matthew S. Kane</p>		Telephone: 845-838-3457 E-Mail: mskane_2000@yahoo.com	
Address: <p style="text-align: center; margin: 0;">20 Mase Street</p>			
City/PO: <p style="text-align: center; margin: 0;">Beacon</p>		State: <p style="text-align: center; margin: 0;">NY</p>	Zip Code: <p style="text-align: center; margin: 0;">12508</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 <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?		0.55 acres	
b. Total acreage to be physically disturbed?		0.019 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.55 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 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>Matthew Kane</u>	Date: <u>9-22-2016</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?	<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

City of Beacon Planning Board
11/15/2016

Title:

30 Duncan Street

Subject:

Application submitted by Anthony Hardisty, 30 Duncan Street, Tax Grid No. 30-6054-47-307522-00, R1-5 Zoning District, seeking relief from Section 223.26(c)(1) to create parking in a required side yard adjacent to a street line

Background:

ATTACHMENTS:

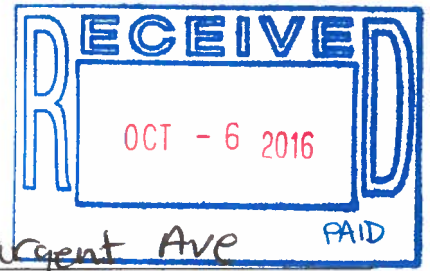
Description	Type
30 Duncan Street - Application	Application
30 Duncan Street - Survey	Plans

2

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL



OWNER: Anthony Hardisty

ADDRESS: 80 Sargent Ave

TELEPHONE: 845-597-7509

E-MAIL: Smartinvestment20@yahoo.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 30 Duncan St.

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 47 LOT 307522

Section of Zoning Code appealed from or Interpretation desired:

223-26 c (1) creating parking in a required side yard adjacent to a street line

Reason supporting request:

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

Survey

Date: 10.6.2016


Owner's Signature

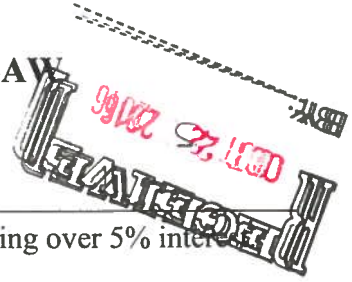
Fee Schedule	
AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner



Property Owner: Anthony Hardisty

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: ✓

80 Sargent Ave, 16 van Nydeck, 20 Angela Court, 30 Duncan St, 26 Duncan St, 28 N Chestnut

Applicant Address: 80 Sargent Ave

Project Address: 30 Duncan St.

Project Tax Grid # 13020000605400473075220000

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

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

Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

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

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

NO	YES	Initial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Am</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Am</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Am</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:			
Project Location (describe, and attach a location map): 30 Duncan st			
Brief Description of Proposed Action: would like to add a 2-car driveway on Union st pulling up to my property located on the corner of Duncan and Union. 18x 21.9"			
Name of Applicant or Sponsor: Anthony Hardisty		Telephone: 845-597-7509	
		E-Mail: Smartinvestment20@yahoo.com	
Address: 80 Sargent 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 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?		0.11 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 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
	✓	
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
	✓	
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
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Anthony Hardisty</i>	Date: <i>9-29-16</i>	
Signature: <i>[Signature]</i>		

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.	
<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)

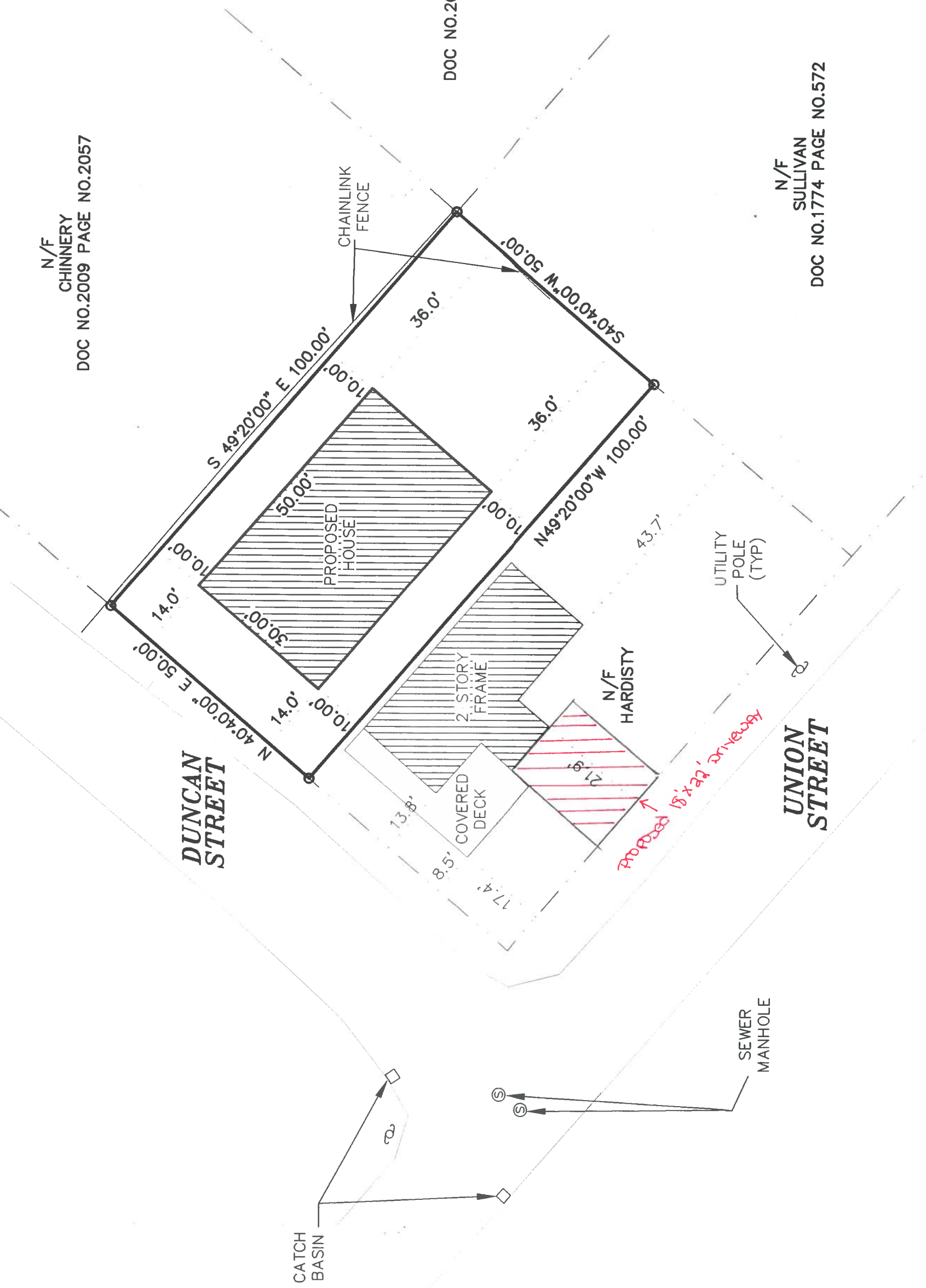
N/F
CHINNERY
DOC NO.2009 PAGE NO.2057

N/F
RESEK
DOC NO.2016 PAGE NO.2297

N/F
SULLIVAN
DOC NO.1774 PAGE NO.572

DUNCAN STREET

UNION STREET



City of Beacon Planning Board
11/15/2016

Title:

290 East Main Street

Subject:

Application submitted by Lauren Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-444607-00, R1-10 Zoning District, seeking relief from Section 223.17(e) for an addition to an existing accessory building (garage) that will be 352 sq. ft. (*343 sq. ft. maximum permitted*), and Section 223.17(c) for a 2.8 ft. side yard setback (*15 ft. required*)

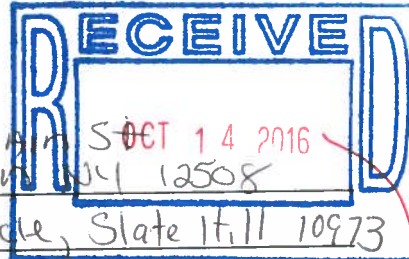
Background:

ATTACHMENTS:

Description	Type
290 East Main Street - Application	Application
290 East Main Street - Survey	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York



APPLICATION FOR APPEAL

OWNER: Nicole + Lauren/John Peragine ADDRESS: 290 E Main St
Beacon NY 12508
161 Bergen Circle, Slate Hill 10973

TELEPHONE: 845-323-9421 E-MAIL: LBC59@aol.com
nicoleperagine@gmail.com

APPLICANT (if not owner): _____ ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

REPRESENTED BY: _____ ADDRESS: _____

TELEPHONE: _____ E-MAIL: _____

PROPERTY LOCATION: 290 E Main St. ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 6054 BLOCK 48 LOT 444607

Section of Zoning Code appealed from or Interpretation desired:
Section 223.17(c) for an addition to an existing accessory building (garage) 352 sq. ft (343 sq. ft. permitted)
and a 2.8 ft. side yard setback (15 ft. required)

Reason supporting request:
would like to maintain character of existing structure but extended by 6 ft to allow vehicle storage most appropriate location on property

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

Date: 10-11-16 X Lauren Peragine
Owner's Signature

X
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

RECEIVED OCT 14 2016

Property Owner: Nicole Peragine, Lauren + John Peragine BY: _____

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:

290 E. Main Street

Applicant Address: _____

Project Address: _____

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, Lauren Peragine, 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 Lauren Peragine Signature of Owner

Title if owner is corporation

Table with 3 columns: Office Use Only, NO, YES, Initial. Rows include: Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.), ALL taxes are current for properties in the City of Beacon are current (Tax Dept.), ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

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:			
Project Location (describe, and attach a location map): <i>290 E. Main St. Beacon, NY . 12508</i>			
Brief Description of Proposed Action: <i>Extend length of existing structure by 6 ft.</i>			
Name of Applicant or Sponsor: <i>Nicole + Lauren / John Peragine</i>		Telephone: <i>845-697-5089</i>	
Address: <i>290 E. Main St.</i>		E-Mail: <i>Nicoleperagine@gmail.com</i> <i>LBC59@aol.com</i>	
City/PO: <i>Beacon</i>		State: <i>NY</i>	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 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?		<i>1/3</i> 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 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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Lauren Peragine</u>		Date: _____
Signature: <u>Lauren Peragine</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)?		

	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)

10/11/16

To Whom It May Concern:

It is my understand that a request for a variance is being made to allow the extension of 6 feet in length only to the storage shed/ garage that already exists on the property of 290 East Main Street, Beacon, NY.

I have no objection to this request.

Respectfully, *James Bell*

now or formerly lands of
James G. Lockwood
Liber 22000 - Page 9064
Tax Grid ID#: 439616

now or formerly lands of
James G. Lockwood
Liber 1667 - Page 692
Tax Grid ID#: 437610

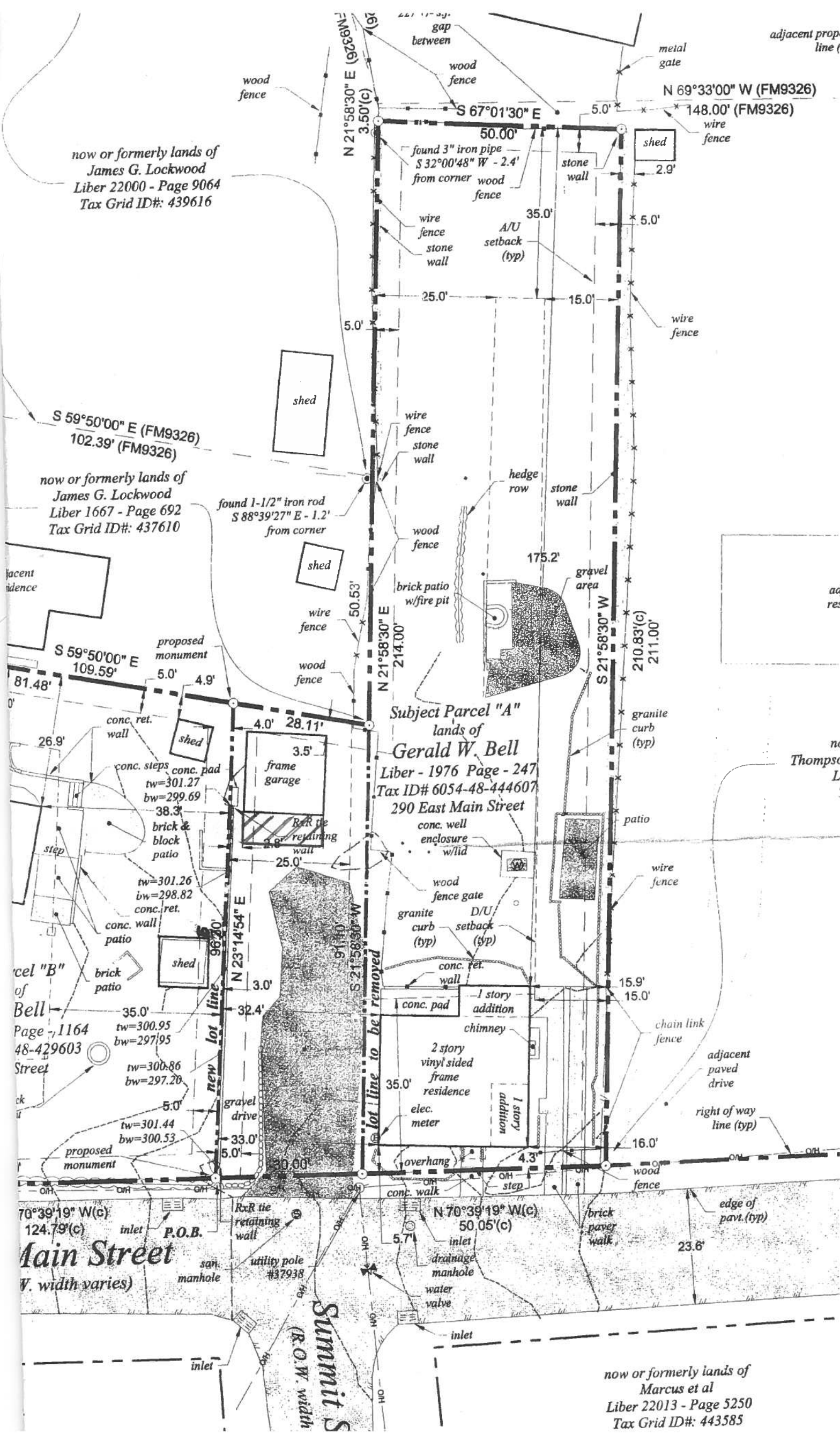
Parcel "B"
of
Bell
Page 1164
48-429603
Street

Main Street
(V. width varies)

Summit Street
(R.O.W. width)

now or formerly lands of
Marcus et al
Liber 22013 - Page 5250
Tax Grid ID#: 443585

Subject Parcel "A"
lands of
Gerald W. Bell
Liber - 1976 Page - 247
Tax ID# 6054-48-444607
290 East Main Street



City of Beacon Planning Board
11/15/2016

Title:

73 West Willow Street

Subject:

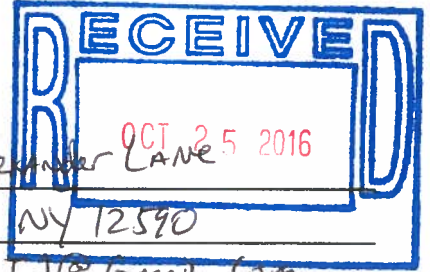
Application submitted by David Buckley, 73 West Willow Street, Tax Grid No. 30-5955-76-960179-00, R1-7.5 Zoning District, seeking relief from Section 223.17(e) to construct a 412 sq. ft. accessory building (one story detached garage) *(416 sq. ft. permitted)*

Background:

ATTACHMENTS:

Description	Type
73 West Willow Street - Application	Application
73 West Willow Street - Survey	Plans

ZONING BOARD OF APPEALS
City of Beacon, New York



APPLICATION FOR APPEAL

OWNER: DAVID & Deanne Buckley

ADDRESS: 310 Alexander Lane
Wappingers Falls, NY 12590

TELEPHONE: 845-901-1399

E-MAIL: DBXR11@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 73 W. Willow Street

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5955

BLOCK 76 LOT 960179

Section of Zoning Code appealed from or Interpretation desired:

SS 223-14 E3(D) R1-7.5 regulates that the maximum square footage
of my proposed garage is ~~416~~ 512 sqft (1,040 sqft x .40).

Reason supporting request:

Would like to build a garage/workshop that is ~~480~~ 512 sqft.

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

Survey + description

Date: 10/25/2016

Deanne Buckley
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

Affidavit of Property Owner

RECEIVED
OCT 25 2016
BY: _____

Property Owner: DAVID & Deanne Buckley

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: 310 Alexander Lane WAPPINGERS FALLS NY 12590

Project Address: 73 W. Willow Street, BEACON, NY 12508

Project Tax Grid # 5955-76-960179

Type of Application PERMIT TO BUILD (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, DAVID Buckley + Deanne Buckley 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

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

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>Detached Garage</i>			
Project Location (describe, and attach a location map): <i>73 W. Willow Street</i>			
Brief Description of Proposed Action: <i>Building a single car detached garage w/Dimensions of 16' x 30'</i>			
Name of Applicant or Sponsor: <i>DAVID Buckley</i>		Telephone: <i>845-901-1399</i>	
Address: <i>310 Alexander Lane, Wappingers Falls, NY 12590</i>		E-Mail: <i>DBXRT1@gmail.com</i>	
City/PO: <i>WAPPINGERS FALLS</i>		State: <i>NY</i>	Zip Code: <i>12590</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 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 checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>.19</i> acres	
b. Total acreage to be physically disturbed?		<i>480 SQFT</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.19</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>David Budder</u>	Date: <u>10/25/2016</u>	
Signature: <u>[Signature]</u>		

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

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

	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.

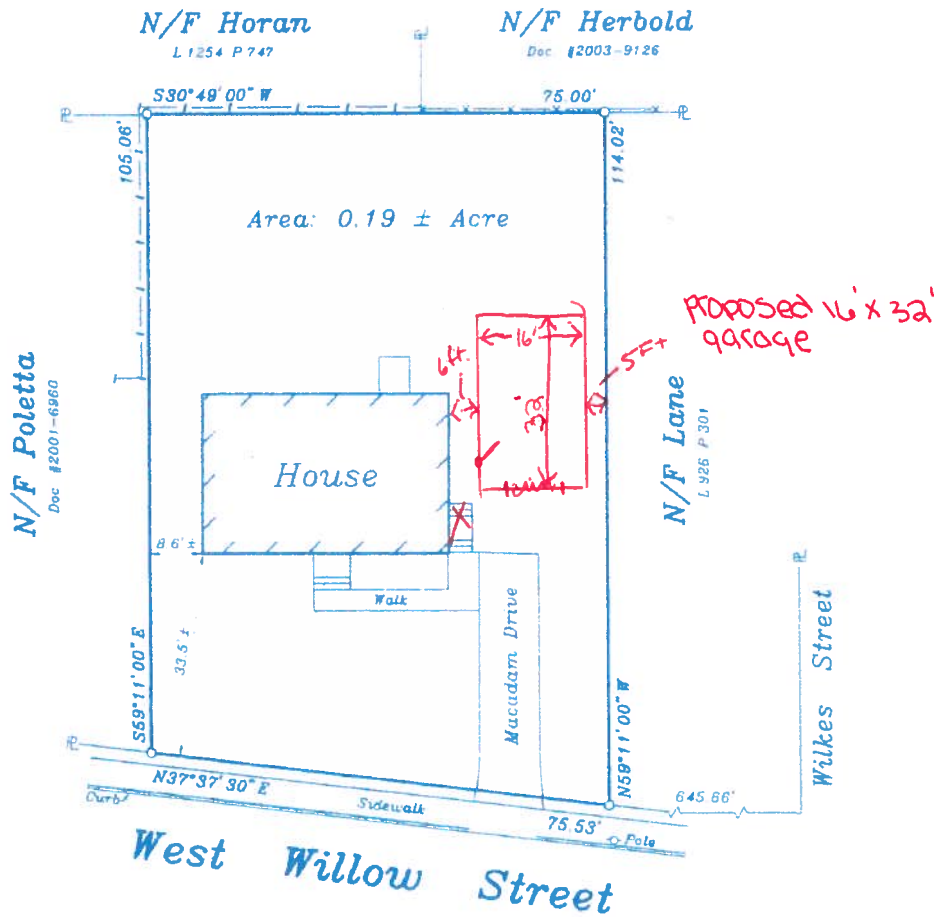
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input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

October 25, 2016

RE: 73 W. Willow Street Application for Variance Appeal

The proposed garage is requested to be 16 feet wide by 30 feet long. The garage will be set back behind the front of the house and 5ft from the side property line and 6 feet from the side of the house. Distance to the back property line is in excess of 30 feet.

North



x—x—x Denotes Chain Link Fence
 |—|—| Denotes Stockade Fence

Survey Map

Prepared For

David & Deanne Buckley

City of Beacon
 Scale: 1" = 20'

Dutchess County, N.Y.
 July 22, 2015

Unauthorized alterations or additions to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209(2) of the New York State Education Law. Only copies from the original of this map, marked with an original of this Land Surveyor's embossed seal, shall be considered valid, true copies. Certification indicated hereon signifies that this map was prepared as the result of an actual field survey performed by me or under my direct supervision, on or before the date of this map, and in my opinion and belief to be true and correct. Certification shall only run to the person(s) for whom this map was prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon. Certification is not transferable to additional institutions nor subsequent owners. Underground improvements or encroachments, if any, are not shown. Use of this map for either an update or survey inspection, shall void this map.

Robert D. Kalaka, L.S.
 P.O. Box 250
 Wappingers Falls, N.Y. 12590
 (845) 297-5229

Certification List:

David Buckley
 Deanne Buckley
 Chicago Title Insurance Company
 Real Property Abstract & Title Services, LLC
 Title # RPATS-1934

City of Beacon Planning Board
11/15/2016

Title:

36 North Cedar Street

Subject:

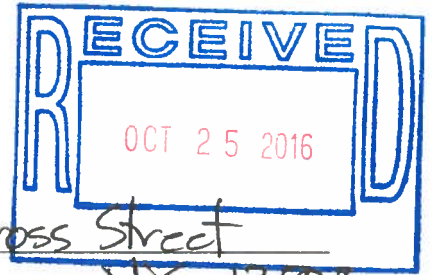
Application submitted by Joseph Donovan, 36 North Cedar Street (currently owned by City of Beacon), Tax Grid No. 30-5954-28-985930-00, R1-5 Zoning District, for an Interpretation as provided in Section 223.10(c)(3) to change a vehicle and equipment maintenance building into a two-family residential building (*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*)

Background:

ATTACHMENTS:

Description	Type
36 North Cedar Street - Application	Application
36 North Cedar Street - Plans	Plans

ZONING BOARD OF APPEALS
City of Beacon, New York



APPLICATION FOR APPEAL

APPLICANT:
OWNER: Hudson Todd LLC

ADDRESS: 4 Cross Street
Beacon, NY 12508

TELEPHONE: 646-284-3118

E-MAIL: jDonovan@HudsonTodd.onMicrosoft.com

OWNER: CITY OF BEACON
APPLICANT (if not owner): same

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Joseph Donovan

ADDRESS: same

TELEPHONE: same

E-MAIL: same

PROPERTY LOCATION: 36 N. Cedar St.

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 130200
5954

BLOCK 28 LOT 985930

Section of Zoning Code appealed from or Interpretation desired:

223-10 C. (3) Change to a use of less non-conformity, as determined by the Board of Appeals

Reason supporting request:

To convert property from a non-conforming use (vehicle and equipment maintenance) to a more benign & contextual use that is less non-conforming (two-family residence), minimizing environmental & fiscal costs of demo/constr.
Supporting documents submitted herewith: Site Plan, Survey, etcl as required: Summary documents from response to City RFP.

Date: 25 Oct 2016

Joseph Donovan
Owner's Signature Applicant
same
Applicant's Signature

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

[Signature]
Chairman's Signature
****escrow fees may apply if required by Chairman****

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Hudson Todd LLC (purchasing property from City)
If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Joseph H. Donovan
Janet T. St. Goar

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

18 W. Main St, 11 Tompkins Av, 12 Ralph St, 23 Beacon St, 4 Cross St,
321 Main St, 25 N. Elm St, 40 Church St, 19 Payne St.

Applicant Address: 4 Cross St, Beacon, NY 12508

Project Address: 36 N. Cedar St

Project Tax Grid # 130200-5959-28-985930

Type of Application ZBA Interpretation

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, Joseph Donovan, 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 [checked]
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 [checked]
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 [checked]

Signature of Owner
Managing Member
Title if owner is corporation

Office Use Only: Table with columns NO, YES, Initial and rows for violations, taxes, and special assessments. Includes handwritten 'N/A' and 'City owned'.

617.20
Appendix B
Short Environmental Assessment Form

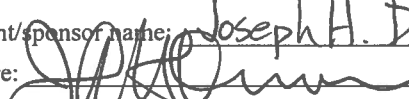
Instructions for Completing

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: 36 N. Cedar St ZBA interpretation, and sale of property							
Project Location (describe, and attach a location map): 36 N. Cedar							
Brief Description of Proposed Action: Redevelopment of existing mini garage as two-family residence, w/ selective demo & construction.							
Name of Applicant or Sponsor: Hudson Todd LLC		Telephone: 646-284-3118					
Address: 4 Cross St		E-Mail: j.Donovan@HudsonTodd.on.Microsoft.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.			<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"/>						
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: Building Dept, normal permitting			<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"/>						
3.a. Total acreage of the site of the proposed action?		0.14 acres					
b. Total acreage to be physically disturbed?		0.00 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.14 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 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							

5. Is the proposed action, a. A permitted use under the zoning regulations? <i>pcr 223-10 c (3)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? <i>widened sidewalks for walk-to-school route</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <i>existing discharge to muni storm sewer to continue</i> a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <i>maintain existing</i> _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>Joseph H. Donovan</u>	Date: <u>25 Oct 2016</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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

INTRODUCTION

Hudson Todd LLC
4 Cross Street
Beacon, NY 12508
646-284-3118
jDonovan@HudsonTodd.onMicrosoft.com
FEIN 46-2420525
11-Oct-2016

Etha Grogan
Assistant to the City Administrator
City of Beacon
One Municipal Plaza, Suite One
Beacon, NY 12508
845-838-5002

4 hard copies in 8-12 x 11 format hand delivered to address above, and
pdf file emailed to eGrogan@CityOfBeacon.org

Re: 36 North Cedar Street

Dear Ms. Grogan, et al

We are delighted to submit this proposal for re-development of the Beacon DPW Mechanic's Garage on North Cedar Street. As the City no longer needs this facility for its DPW operations, the existing building must either be demolished or creatively adapted for a new use compatible with the neighborhood. We believe an adaptive reuse strategy is the most appropriate and offers the City of Beacon a sustainable option which best meets civic, fiscal and social goals.

We are attracted to the North Cedar Street project because it suits our professional goals and our business model: the rehabilitation and adaptive reuse of challenging properties to sustain and strengthen walkable urban neighborhoods, with a particular focus on the sections of Beacon between central Main Street and the train station. Such projects require vision, flexibility, risk tolerance, and a long-term focus, as well as technical and fiscal strength.

Our proposal for the North Cedar Street project entails:

- Redevelopment of the property as single-family (semi-attached) residences, consistent with the immediate neighborhood
- Retaining the masonry perimeter walls and nearly all of the original roof, to minimize the fiscal and environmental costs associated with demolition.
- Taking advantage of the existing high ceilings to provide dramatic and affordable live-work loft spaces with large studios.
- Design of the residences for flexible use, with both large open spaces and multiple bedrooms/bathrooms, so they may be well suited to families with children and to artists or similar creative professionals who might work at home.
- Retention of the property as a long-term investment by Hudson Todd, with units to be leased at market rates. We believe this approach will provide better returns than we could achieve by sale of the units, and we believe continued ownership of the units by Hudson Todd provides the City with the greatest assurance that the properties will remain well-managed and appropriately occupied contributors to the neighborhood and the City's tax base.

The proposed adaptive reuse, combined with our technical and fiscal strength, provides the City of Beacon with assurance that 36 North Cedar Street will return to beneficial use in short order, after a development/construction process that minimizes the impact on adjoining properties, and with a permanent use and a physical appearance that are sympathetic to its neighbors.

We look forward to hearing from you and to working with the City to make this the best project it can be.

With thanks,

Joseph Donovan
Managing Member
Hudson Todd LLC

CONCEPTUAL DEVELOPMENT PLAN & USES

CONSTRUCTION DETAILS

Narrative Describing Building Height, SF Area, # of Stories

The proposal intent is for the building to be divided equally into two sections. Each section will be 25' wide by the full depth of the building (approx. 107') and will be developed as a separate residence. A portion of the roof will be removed over each section to create a yard or court toward the rear of the structure, open to the sky above (approximately 25' x 25' = 625 SF for each). A second floor will be added over the front portion of the building (approximately 25' x 40' = 1,000 SF for each unit). The front (West) bedrooms will be on new structure approximately 10' above sidewalk level, to reduce the number of steps required to climb from living area on the ground floor to the first bedrooms on the second floor – and to maintain the existing height of the building visible from the street and front yards. The third (East) bedroom will be at the level of the existing roof, approximately 16' above sidewalk level. This room (which might alternatively be used as a family room, or a home office, etc.) will open directly to a southeast facing roof terrace overlooking the courtyard below and with views toward Mt. Beacon, etc.

The building will:

- Be two stories tall at the front (for a distance approximately 40' back from the street-facing wall)
- Have a roof the same height as that of the existing building for the portion closest to the street (for a distance approximately 20' back from the street-facing wall)
- Have a roof approximately 9' taller than that of the existing building for the portion over the "East" bedroom (a section between approximately 20' and 40' back from the street-facing wall)
- Have approximately 3,025 SF of gross enclosed floor area (including exterior walls, etc) for each of the two units, or a total of 6,050 GSF for the building (vs. approximately 5,350 GSF for the existing building)

Construction Type, Finishes, Materials

The construction type will be one-hour protected for all new construction. We have not yet evaluated the issue of fire protection for the existing structure, and would like to keep the existing bar-joists exposed in the high-ceilinged areas if we can.

Conditioned spaces will be insulated on the exterior (to keep the thermal mass on the occupant side) and clad with Hardi-plank or a similar siding compatible with the neighborhood.

Non-conditioned and semi-conditioned spaces (courtyard walls, possibly the rear studios, possibly the garage sidewalls) will be pointed and finished with either a stucco finish or masonry paint and (at the discretion of the abutters) we will plant and maintain climbing vines (clematis, ivy or other) at the outside face.

Interior materials and finishes have not yet been considered, but will be sympathetic with a loft-character for the units and will be chosen for durability and maintainability.

Building Use Group for Each Story

Residential, Single-family, Semi-attached, Zero-lot-line

We envision the rear studios (labeled as "Office" on the First Floor plans) or terrace-facing rooms (labeled as "Office/MasterBdrm" on the Second Floor plans) might be appropriately used as home offices or work studios for artists and other creative professionals.

Schematic Floor Plans and Building Elevations

See pages 8, 9, 10, 11 which follow

Building Amenities for Public or Tenant Use

Landscaped entry lawn between private driveways

Enclosed yard/court (private area for use by household)

Roof terrace (private area for use by household)

CONCEPTUAL DEVELOPMENT PLAN & USES

SITE DETAILS

Parking Accommodations and Plan

Two enclosed off-street parking spaces (one-car garage per unit)

One on-street car space between the driveways

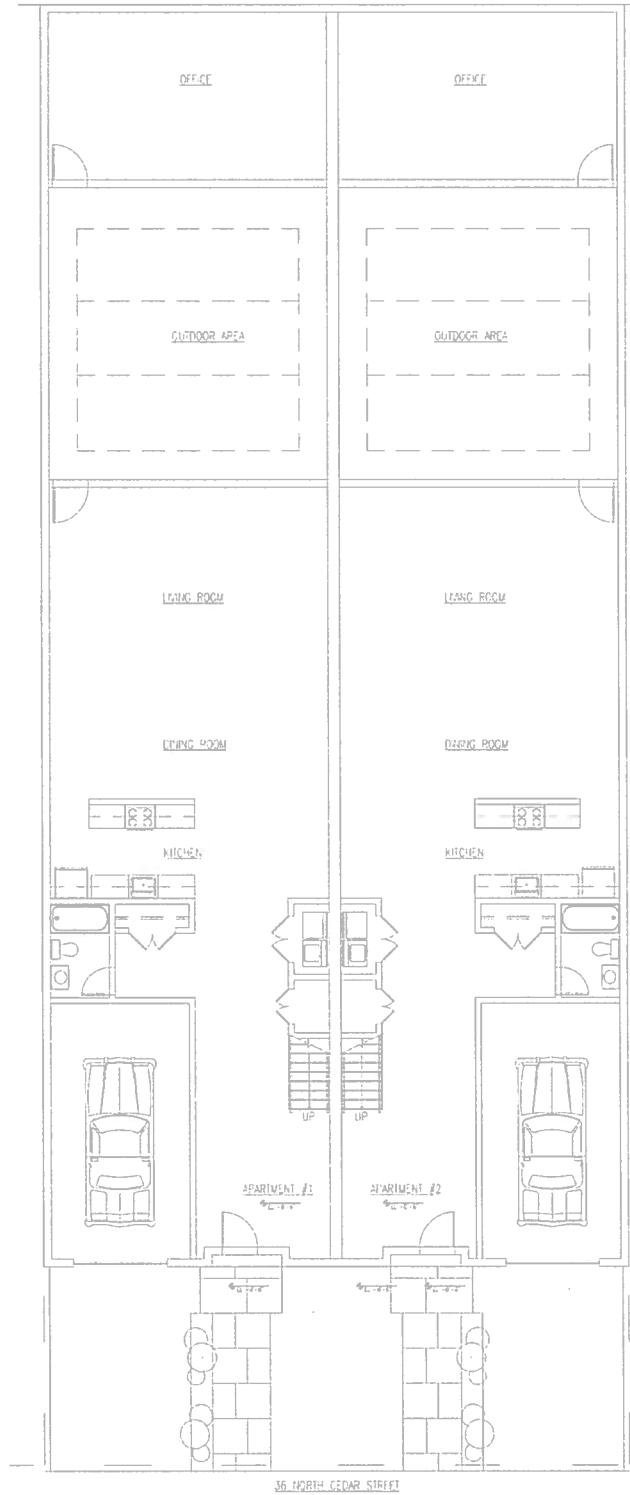
Potential off-street driveway parking of two additional vehicles

Trash Removal Plan

Typical residential municipal service. Bins in garage or other area TBD.

Public Site Amenities

None anticipated, as there is no sidewalk on this side of N. Cedar, nor an immediately obvious way of developing one in the near future. Open to discussion/negotiation on this topic.

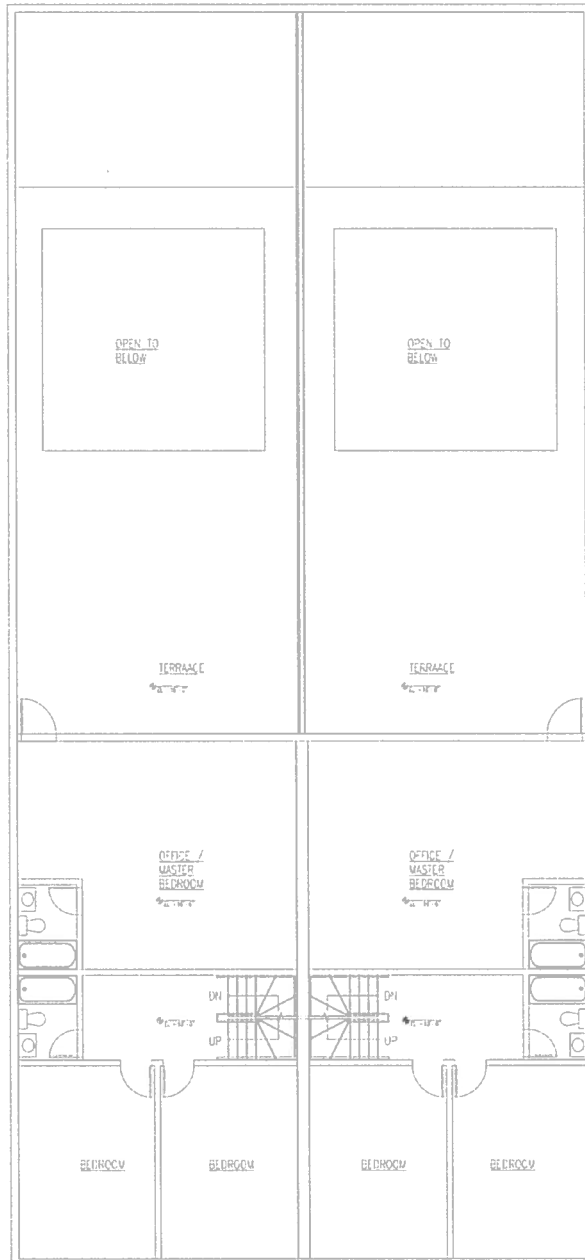


PROJECT: 36 NORTH CEDAR STREET
 ADDRESS: 36 CEDAR STREET BEACON, NY 12508
 TITLE: FIRST FLOOR PLAN
 Drawn By

Date: 10/09/16
 Dwg No. A-101
 Scale 1/16" = 1'-0"

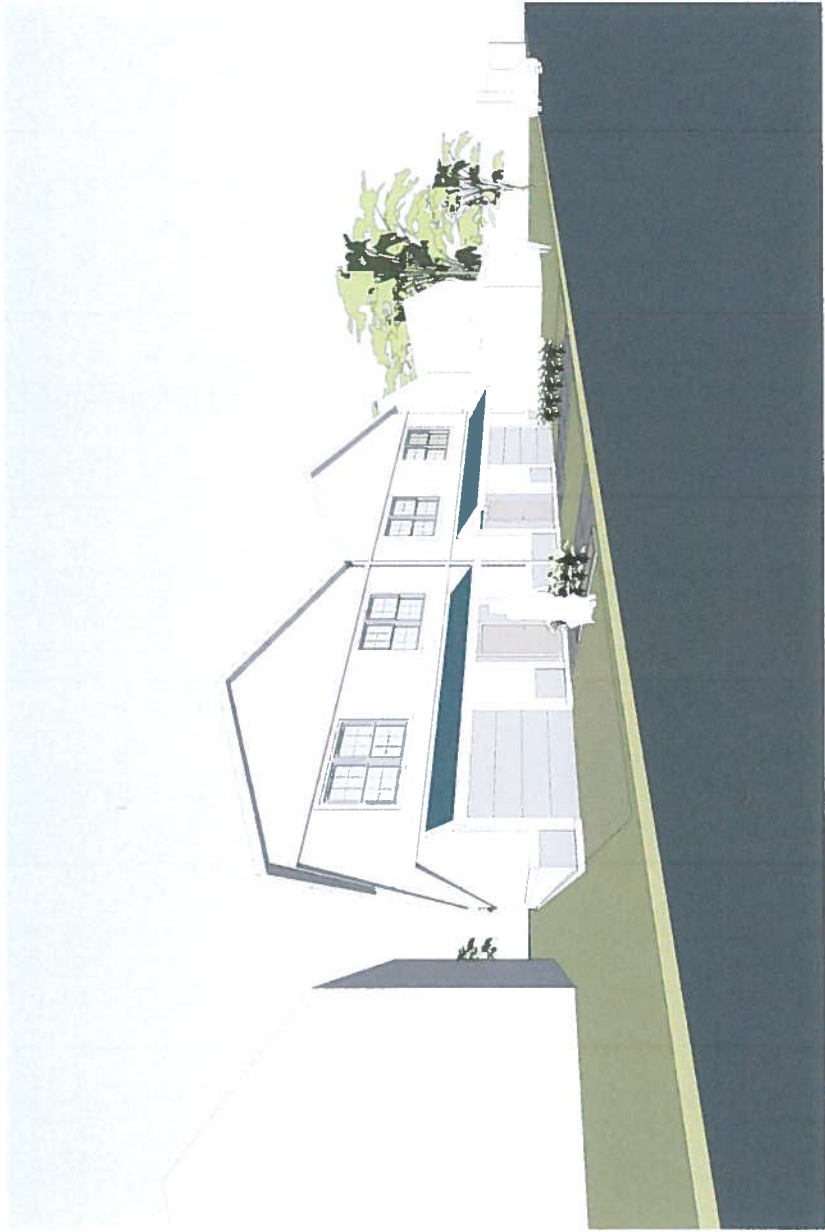
AHA architecture llc

27 Harvard Court
White Plains, NY 10605
914.269.8699



PROJECT: 36 NORTH CEDAR STREET
ADDRESS: 36 CEDAR STREET BEACON, NY 12508
TITLE: SECOND FLOOR PLAN
Drawn By

Date: 10/09/16
Dwg No. A-102
Scale 1/16" = 1'-0"
-





City of Beacon Planning Board
11/15/2016

Title:

310 South Avenue

Subject:

Application submitted by Karen Gowan, 310 South Avenue, Tax Grid No. 30-5954-16-769428-00, R1-40 Zoning District, for relief from Section 223.17(c) for a lot line realignment which will create a 38,000 sq. ft. parcel (*40,000 sq. ft. required*)

Background:

ATTACHMENTS:

Description	Type
310 South Avenue - Application	Application
310 South Avenue - Survey	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Karen Gown Gowan

ADDRESS: 310 South Road Avenue

Beacon, New York 12508

TELEPHONE: 646-937-2369

E-MAIL: kgowan@wellspringadvisors.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Kenneth M. Stenger, Esq

ADDRESS: 1136 Route 9

Michael Bodendorf

Wappingers Falls, New York 12590

TELEPHONE: 845-298-2000

E-MAIL: kstenger@srddl.com

mbodendorf@hudsonlanddesign.com

PROPERTY LOCATION: _____

ZONING DISTRICT: _____

TAX MAP DESIGNATION: SECTION 5954

BLOCK 16 LOT 769428

Section of Zoning Code appealed from or Interpretation desired:

Area bulk regulation for R1-40 zoning district. Relief from Section 223.17(c) for a lot line realignment which will create a 38,000 sq. ft. parcel (40,000 sq. ft. required)

Reason supporting request:

See attached narrative.

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

Provided by Stenger, Roberts, Davis & Diamond, LLP and subdivision plat title "Lot line realignment prepared for Lee and Gowan", by TEC/Land Surveying dated October 18, 2016.

Date: 10/22/16

Karen Gowan
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

RECEIVED
 BY: OCT 25 2016

Property Owner: Yuan Lee (parcel 755455); Karen Gowan (parcel 769428)

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:
Yuan Lee - 5954 -15-739465 (1.00 ac.); 5954-16-782445 (1.05 ac.)

Applicant Address: Yuan Lee - 300 South Ave., Beacon, NY & Karen Gowan - 310 South Ave. Beacon, NY

Project Address: 300-310 South Avenue, Beacon, NY 12508

Project Tax Grid # 5954-16-755455 - Lee & 5954-16-769428 - Gowan

Type of Application Lot Line Re-alignment

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, Yuan Lee and Karen Gowan, 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 | <u>Y/</u> | YES |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>Y/</u> | NO |
| 3. ALL tax payments due to the City of Beacon are current | <u>Y/</u> | YES |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>Y/</u> | NO |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>Y/</u> | NO |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>Y/</u> | YES |

Yuan P
 Signature of Owner

 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>JH</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u>—</u>	<u>✓</u>	<u>KG</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u>—</u>	<u>✓</u>	<u>SL</u>

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

RECEIVED
 BY: OCT 25 2016

Property Owner: Karen Gowan

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: 310 South Avenue, Beacon, New York 12508

Project Address: 310 South Avenue, Beacon, New York 12508

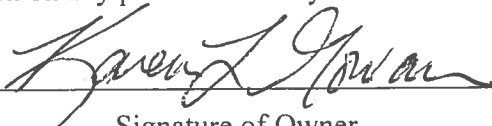
Project Tax Grid # 5954-16-769428

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, Karen Gowan, 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 | <u>YES</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>NO</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>YES</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>NO</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>NO</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>YES</u> |



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

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: Lot line realignment for Lee and Gowan			
Project Location (describe, and attach a location map): 300/310 South Avenue			
Brief Description of Proposed Action: Gowan and Lee own parcels which share a boundary. They propose to relocate that boundary and convey a portion of the Gowan parcel to Lee so that Lee may relocate the existing driveway to service his parcel. The proposed lot line realignment will reduce the size of the Gowan parcel from 43,607 square feet to 38,500 square feet. This action seeks an area variance for bulk regulations of the R1-40 zoning district in which the Gowan parcel is located.			
Name of Applicant or Sponsor:		Telephone: 646-937-2369	
		E-Mail: kgowan@wellspringadvisors.com	
Address: 310 South Avenue			
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 YES
			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 YES
			X
3.a. Total acreage of the site of the proposed action?		.884 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.884 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 checked="" type="checkbox"/> Other (specify): <u>Bed and Breakfast on Lee Parcel</u>			
<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>Karen Gordon</u>	Date: <u>10/22/16</u>	
Signature: <u>[Signature]</u>		

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

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

	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.

- 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)

1136 Route 9

Wappingers Falls, New York 12590

(845) 298-2000

FAX (845) 298-2842

www.srddlaw.com

e-mail: info@srddlaw.com

October 24, 2016

John Dunne, Chairman
Zoning Board of Appeals
City of Beacon Building Department
1 Municipal Plaza
Beacon, NY 12508

Kenneth M. Stenger

Albert P. Roberts

Thomas R. Davis

Stephen E. Diamond*

Re: Application of Karen Gowan for an area variance to allow a 38,500 square foot lot where 40,000 square feet is required.
SRDD File No.: 31710
Index No.: 2014/4150

Joan F. Garrett**

James P. Horan***

Ian C. Lindars

Darren H. Fairlie

Fred Clarke

Dear Chairman Dunne:

This application is made for an area variance made under the aegis of General City Law § 81-b(4), and Section 223-55C(2) of the City of Beacon code. The subject parcel, tax map 5954-16-769428, is in the R1-40 district which requires a 40,000 square feet minimum lot size. Applicant seeks an area variance to allow a lot of 38,500 square feet, 1,500 square feet less than required.

BACKGROUND

Ms. Gowan owns lot number 2 as shown on a map entitled "Subdivision map for the Tioranda Corporation, Inc., prepared by Richard G. Barger and filed in the Dutchess County Clerk's Office on September 20, 1972 as map number 3998."

The land that was subdivided by the filing of that subdivision plat was owned by a single family. In creating the two building lots, the main residence, which is located on lot number 1, retained an easement over lot number 2 for purposes of ingress and egress to South Avenue.

Over the years, the easement was not a source of controversy. However, within the past several years, that is no longer the case. Mr. Lee is the owner of lot 1. Mr. Lee made application to the City of Beacon, and received approval, for the purpose of operating the Chrystie House Bed and Breakfast on lot number 1. The introduction of that use caused disagreement between Mr. Lee and Ms. Gowan as to the use of the existing easement.

Mr. Lee and Ms. Gowan have now resolved their differences in an amicable fashion. Mr. Lee has agreed to build a new driveway from the existing parking area at the eastern side of Chrystie House, which does not cross onto the Gowan property, but rather proceeds to South Avenue in as direct a route as possible. The parties jointly

OF COUNSEL

Scott L. Volkman

Karen MacNish

Jessica J. Glass

PARALEGALS

Sandra A. Oakley

Dawn M. Paino

Dorothy A. Purtill

Christine M. Schnittert

Rita M. Worthington

CLOSING COORDINATOR

Maria L. Jones

* ALSO ADMITTED IN FL & MA

** ALSO ADMITTED IN CT

*** ALSO ADMITTED IN NJ

consulted Hudson Land Design to design an acceptable driveway, meeting applicable design standards. Because of the grades and topography in the area, it was not possible to design an acceptable driveway on Lot 1 as it exists. An acceptable driveway could only be designed if additional land to the east was provided. The parties explored several alternatives. Mike Bodendorf P.E. concluded that the minimum additional amount of land required to lay out a suitable driveway was 5,107 square feet, along the proposed boundary line shown on the proposed Lot Line Realignment. Ms. Gowan has agreed to convey to Mr. Lee a portion of her parcel. Mr. Lee has agreed to construct a new driveway on the portion of the Gowan parcel being conveyed to him. The driveway easement benefiting lot number 1 over the Gowan lot will be abandoned. Ms. Gowan will thereafter enjoy her parcel free of that burden.

In order to effect the agreement of Mr. Lee and Ms. Gowan, a number of municipal approvals must be received from the City of Beacon, the most important of which is the approval of the Planning Board for the lot line realignment which will allow for the construction of the new driveway for Mr. Lee. A copy of that plan supports this application.

The Gowan parcel is located in the R1-40 Zoning District of the City of Beacon. If the proposed lot line realignment is approved, and the proposed conveyance by Ms. Gowan to Mr. Lee occurs, the Gowan parcel will be diminished in size to 38,500 square feet which is 1,500 square feet less than the minimum 40,000 square foot lot size. Without the grant of an area variance by the City of Beacon Zoning Board of Appeals, the proposed lot line realignment will not be able to proceed and the plan of amicable resolution between Mr. Lee and Ms. Gowan will not be able to go into effect. The engineer has established that there is no alternative that could make this lot any larger.

**THE ANALYSIS UNDER GENERAL CITY § 81-B(4) and
CITY CODE 223-55(C)(2)**

General City Law § 81-b(4) authorizes the Zoning Board of Appeals to grant area variances in accordance with its provision. In doing so, the statute requires that the Zoning Board of Appeals take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

In this instance, the sole purpose of this application is to allow to neighbors to resolve an issue over the use of an easement created more than 50 years ago. The grant of the area variance will create another driveway and eliminate the use of the easement over the Gowan parcel by patrons of the Chrystie House Bed and Breakfast. The grant of the variance will enhance the beneficial use of their properties by Mr. Lee and Ms. Gowan. It cannot be said that the grant of this variance will have any other impact, let alone a negative impact, on any other parcel in the neighborhood.

General City Law § 81-b posits 5 factors to be considered by the Zoning Board of Appeals in its analysis of this application. The applicant addresses those factors as follows:

1. Will the grant of the application create an undesirable change in the characteristic of the neighborhood or a detriment to nearby properties?

Response: No. The application will not introduce any change in use of the effective properties. It will do nothing more than make possible the construction of a new driveway for the Lee Parcel. The character of the neighborhood will actually be improved, because the proposed reconfiguration of the driveways will eliminate the existing difficulty of a shared driveway entering South Avenue very close to its intersection with Sargent Avenue. It will decrease traffic entering at that intersection, and improve sight distance at the new driveway. The location of the new driveway has also been carefully chosen to avoid being directly across from the house across the street, and instead is positioned across the street from the driveway of the house across the street, which is some distance from the house itself. In sum, the proposed change, where each property will have its own driveway, is more consistent with the neighborhood than the existing condition. Additionally, the layout of the lot line change has been planned giving consideration to preserving mature trees so as to preserve neighborhood character.

2. Can the benefit sought by the applicant be achieved by some method other than an area variance?

Response: No. The location of the proposed driveway is constrained by the existing grade of the property. It cannot be located in a manner which will require less of a conveyance from the Gowan parcel.

3. Is the size of the requested variance substantial?

Response: The proposed new Gowan parcel will consist of 38,500 SF. The variance requests 3.75% reduction in size from that required by the governing bulk regulation. In the context of this application i.e. that both lots already developed, that percentage is not substantial. It will not bring closer together existing or incompatible uses and is supported by both owners of properties affected by the same.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions of the neighborhood?

Response: No. All it will do is allow for the construction of a driveway servicing Mr. Lee's property. Please also refer to response on Question 1.

5. Is the alleged difficulty self created?

Response: No. The difficulty is caused by a shared driveway created over 50 years ago and by parties other than Mr. Lee and Ms. Gowan. Since that time, many factors have changed, including the nature of public travel on the public streets. Under current standards of driveway design, the shared driveway entering the roadway at this sharp angle so close to the intersection creates a difficult situation which should be changed. The grant of the area variance will allow both parties to

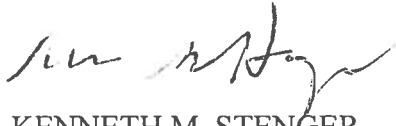
enjoy their separate properties as they originally envisioned that they would. The proposed situation, in which each property will have its own driveway, is more consistent with the character of the neighborhood than the existing condition..

I hope that this analysis of the 5 factors will be of assistance to you and your board in considering this application. I will be appearing before your board when the application is actually considered. If there are any questions in the interim, please let me know.

Thank you.

Very truly yours,

STENGER, ROBERTS, DAVIS & DIAMOND, LLP



KENNETH M. STENGER

KMS/cs

Enc.

cc: Jennifer Van Tuyl, Esq.
Michael Bodendorf

SURVEY NOTES

1. Copyright in the Land Surveying Act Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless authorized in writing by the author and/or copyright holder as indicated.
2. Unpublished details or additions to a survey map hereby a land surveyor's and a violation of section 2208, sub-section 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red waxed seal and original true and correct copies of the surveyor's original notes and plans. A copy of this document without a proper seal or original notes and plans is not a valid survey map and is not to be relied upon for any purpose.
4. Contributions to this boundary survey map shall not be made by any person other than the surveyor or the owner of the land being surveyed. The Association for Land Surveying Engineers, Inc. The New York State Association of Professional Land Surveyors and The New York State Association of Professional Land Surveyors are the only organizations authorized to the title company, the governmental agency and to the land surveyor to issue a boundary survey map.
5. The certificate herein are not to be used for any purpose other than the location of boundaries and easements.
6. The location of underground improvements or encroachments are not shown and often may be withdrawn if only underground improvements or encroachments are or are shown, the improvements or encroachments are not covered by the certificate.
7. Subject to the findings of a current DUE search.
8. Subject to easements, easements, restrictions, conditions and agreements of record.
9. Subject to any right title or interest the public may have for highway use.
10. 10' wide sewer is on shown of Plot Map 2008 building the City of Beacon.
11. Existing 5' wide sewer easement identified Parcel 1 on per Lot 2008, Page 140 runs along the existing sewer line. Easement to be used to 10' feet per easement agreement obtained for recording in the office of the City of Beacon.
12. 10' wide right of way easement is shown of Parcel 1 over Parcel 2. Easement to be used to 10' feet per easement agreement obtained for recording in the office of the City of Beacon.

FILED MAP REFERENCE

Survey Areas depicts lots 1 (Tax ID: 25443) & 2 (Tax ID: 20843) as shown on a map entitled "Subdivision Map for the City of Beacon, Dutchess County, New York" prepared by G. P. Hurd, L.S. and filed in the Dutchess County Clerk's office on September 21, 1972 on Map No. 2008.

Map entitled "Memorial Drive" prepared by Peter R. Hurd, L.S., P.C. and filed in the Dutchess County Clerk's office on September 2, 2004 on Map No. 1723.

Map entitled "Map of Subdivision 'Middletown'" prepared by G. P. Hurd, L.S. and filed in the Dutchess County Clerk's office on December 4, 1969 on Map No. 2003.

Map entitled "Subdivision of Lots of Lathin C. & Howard K. Smith and 21/2 Acres of Property" prepared by Peter R. Hurd, L.S. and filed in the Dutchess County Clerk's office on August 14, 2005 on Map No. 1158.

Map entitled "Map of Subdivision for H. Arnold & Edith Carter" prepared by Peter R. Hurd and filed in the Dutchess County Clerk's office on August 16, 1990 on Map No. 5006.

DEED REFERENCE

Doc. # 02 2007 5439
 New or Formerly
 594-16-725445
 Lot 10 PA 2853
 Doc. # 02 2007 5438

Doc. # 02 1999 4348
 New or Formerly
 594-16-725445
 Lot 9 PA 2853
 Doc. # 02 2007 5438

Doc. # 02 1999 4348
 New or Formerly
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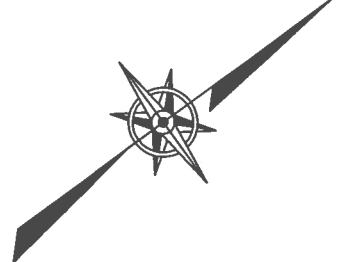
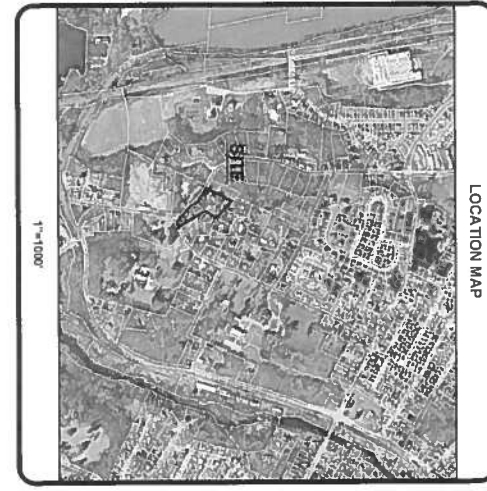
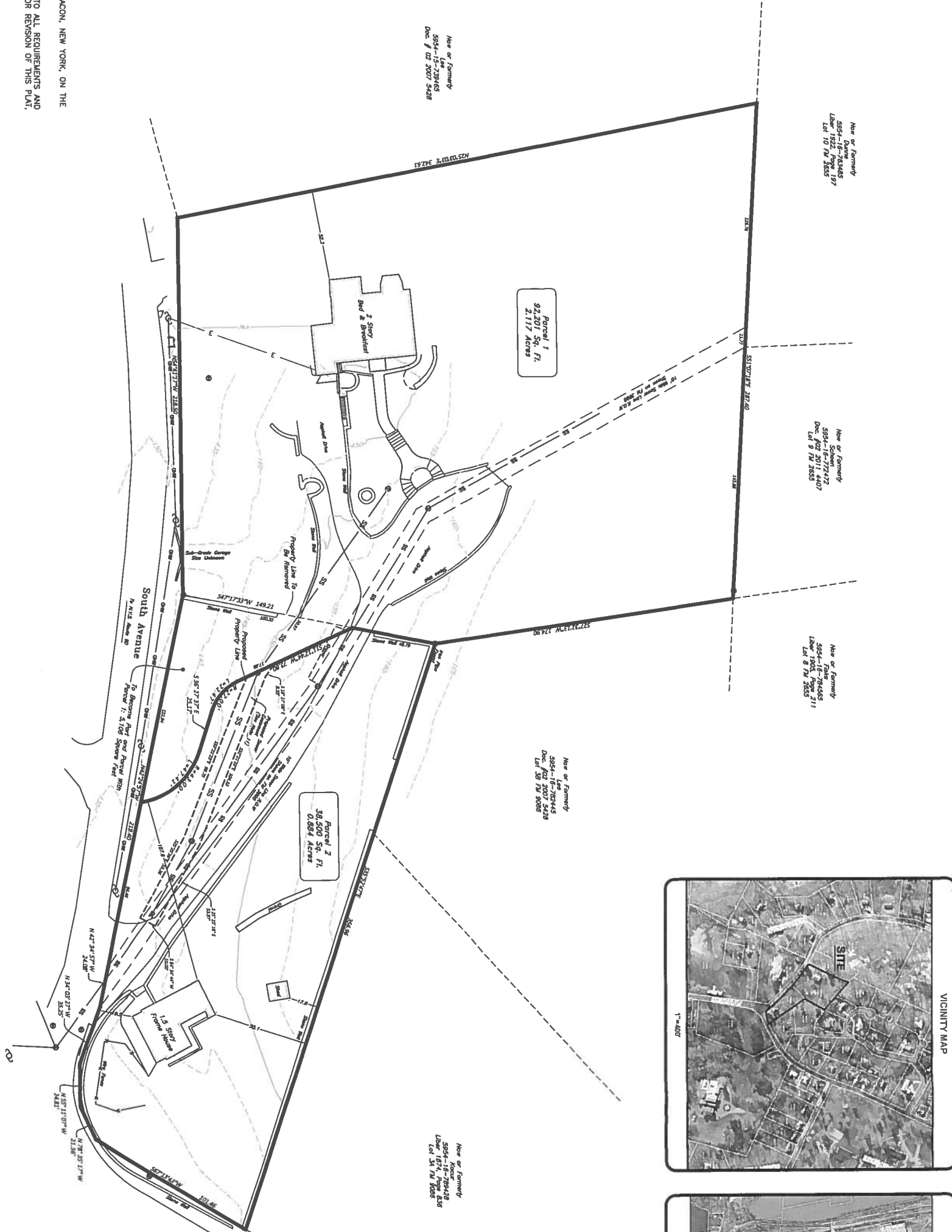


TABLE OF PARCEL AREAS

Existing Parcel No.	Area--Sq. Ft.	Area--Acres	Proposed Parcel No.	Area--Sq. Ft.	Area--Acres
1	87,095	2.000	1	92,201	2.117
2	43,607	1.001	2	38,500	0.884
			To Be Conveyed	5,106	0.117

SCHEDULE OF REGULATIONS (R1-40 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PARCEL #1	PARCEL #2
LOT WIDTH	150 FEET MINIMUM	275 FEET	300 FEET
LOT DEPTH	150 FEET MINIMUM	330 FEET	130 FEET
FRONT YARD SETBACK	50 FEET MINIMUM	N/A	N/A
FRONT YARD SETBACK	25 FEET MINIMUM (50 TO 100)	140 FEET	N/A
REAR YARD SETBACK	MAX. 20 FEET, 2.5 STORIES	2 STORIES	1.5 STORIES
MAXIMUM BUILDING HEIGHT	40,000 SQ.FT. MINIMUM	82,201 SQ.FT.	38,500 SQ.FT.

OWNERS

Yuan Lee
 300 South Ave.
 Beacon, NY 12508
 Parcel 1
 Parcel 2

Karen L. Gowen
 310 South Ave.
 Beacon, NY 12508
 Parcel 1
 Parcel 2

Yuan Lee
 300 South Ave.
 Beacon, NY 12508
 Parcel 1
 Parcel 2

Karen L. Gowen
 310 South Ave.
 Beacon, NY 12508
 Parcel 1
 Parcel 2

OWNER'S CONSENT:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREBY STATE THAT THEY ARE FAMILIAR WITH THE PROVISIONS OF THE ZONING MAP AND CONDITIONS AS STATED HEREOF.

DATE _____ DATE _____

DATE _____ DATE _____

DATE _____ DATE _____



LOT LINE RE-ALIGNMENT PREPARED FOR LEE & GOWAN

300 SOUTH AVENUE
 BEACON, NY 12508
 PH: 845.445.6591
 FX: 845.445.6591

DATE	10/1/18
BY	Yuan Lee
FOR	Lee & Gowen
SCALE	1" = 50'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN

_____ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

