

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 **Wednesday, January 18, 2017** in the Municipal Center Courtroom. the meeting starts at 7:00 p.m. at 12:00 AM.

1. Revised 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 480 sq. ft. accessory building (one-story detached garage) *(416 sq. ft. maximum permitted)*
2. Application submitted by Lauren & Nicole Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-444607-00, R1-10 Zoning District, seeking relief from Section 223.17(c) to demolish existing 343 sq. ft. detached garage and build new 352 sq. ft. detached garage with 2.8 ft. side yard setback *(15 ft. required)* and 3 ft. rear yard setback *(15 ft. required)*
3. Application submitted by Michael & Sally Schein, 16 North Street, Tax Grid No. 30-6054-29-112767-00, R1-5 Zoning District, seeking relief from Section 223.17(c) to convert the existing interior attic into a bedroom which in effect creates a third story *(2.5 stories maximum permitted)*
4. Application submitted by Landstar Properties, LLC (James Castagna), 192 Main Street, Tax Grid No. 30-5954-27-817951-00, CB Zoning District, seeking relief from Section 223.15(E)(3) for a new 17.5 sq. ft. sign *(10 sq. ft. maximum permitted)*
5. Consider request for rehearing submitted by Hudson Todd, LLC (Joe Donovan), 36 North Cedar Street

City of Beacon Planning Board
1/18/2017

Title:

73 West Willow Street

Subject:

Revised 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 480 sq. ft. accessory building (one-story detached garage) (*416 sq. ft. maximum permitted*)

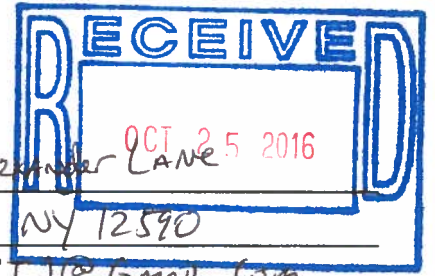
Background:

ATTACHMENTS:

Description	Type
73 West Willow - Application	Application
73 West Willow - Survey	Map

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: DBXRT1@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 sq. ft.

REVISED: 16 x 30 detached
garage
(480 sq. ft.)
416 sq. ft. permitted

Reason supporting request:

Would like to build a garage/workshop that is 480 sq. ft.

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
CCT 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?"

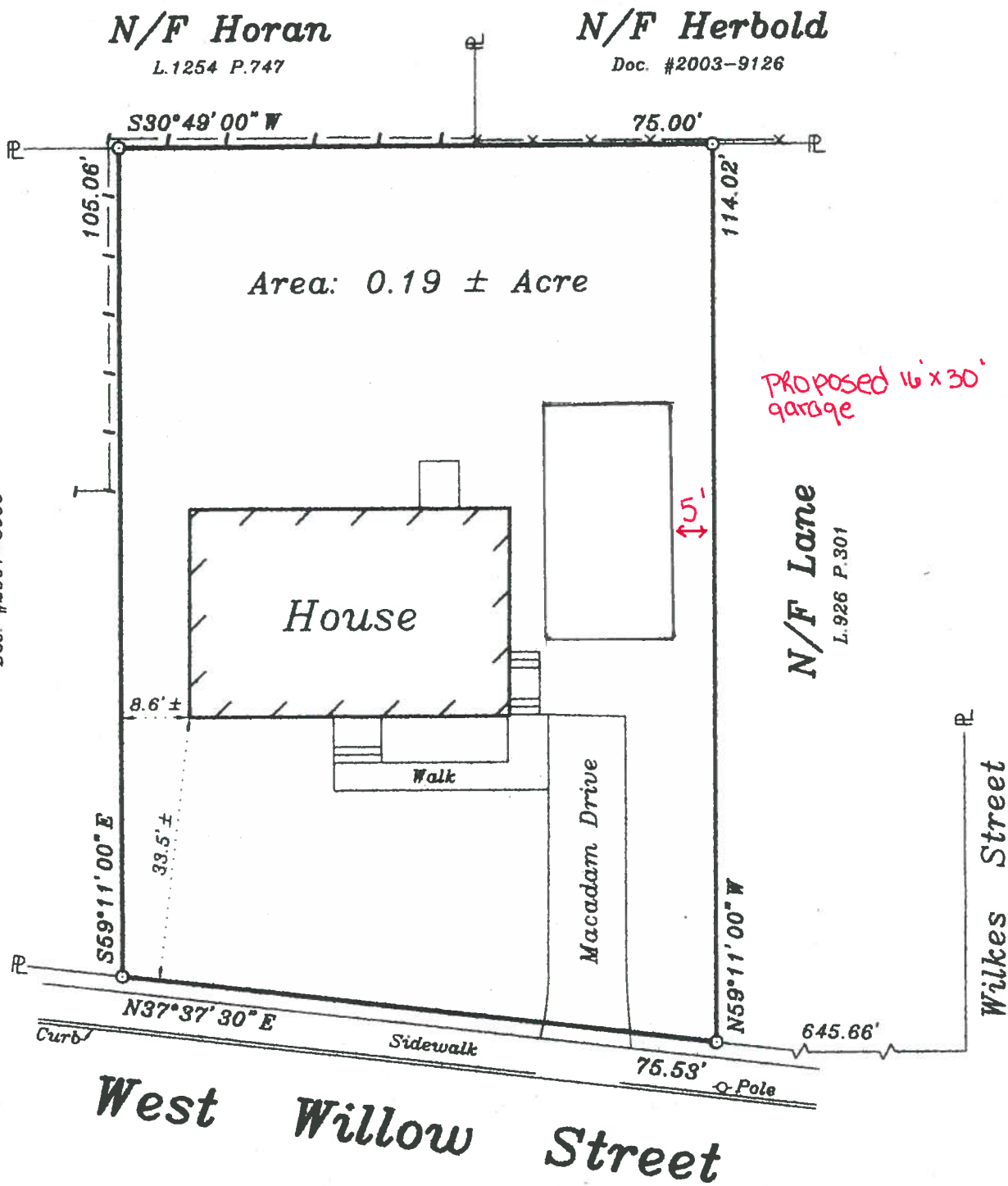
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair 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)

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

License No. 049914

City of Beacon Planning Board
1/18/2017

Title:

290 East Main Street

Subject:

Application submitted by Lauren & Nicole Peragine, 290 East Main Street, Tax Grid No. 30-6054-48-444607-00, R1-10 Zoning District, seeking relief from Section 223.17(c) to demolish existing 343 sq. ft. detached garage and build new 352 sq. ft. detached garage with 2.8 ft. side yard setback (*15 ft. required*) and 3 ft. rear yard setback (*15 ft. required*)

Background:

ATTACHMENTS:

Description	Type
290 East Main - Application	Application
290 East Main - Survey	Map

ZONING BOARD OF APPEALS
City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Lauren / Nicole Peragine

ADDRESS: 161 Bergen Circle State Hill /
290 E. Main St Beacon NY

TELEPHONE: 845-697-5089

E-MAIL: LBC59@aol.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: RI-10

TAX MAP DESIGNATION: SECTION 6054

BLOCK 48 LOT 444607

Section of Zoning Code appealed from or Interpretation desired:

Section 223.17(c) to demolish existing 343 sf. detached garage & build new 352 sf. detached garage with 2.8 ft side yard setback (15 ft. req'd) and 3 ft. rear yard setback (15 ft. req'd)

Reason supporting request:

existing accessory building has excessive damage making repair of much costlier than building new. will rebuild on same footprint

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

Survey

Date: 12-19-16

Lauren Peragine
Owner's Signature

Lauren Peragine
Applicant's Signature

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Lauren/Nicole Peragine

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: 290 East Main Street

Project Address: _____

Project Tax Grid # 6054-48-444607

Type of Application ZBA

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, 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
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon N/A
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 N/A
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 _____

Lauren Peragine
Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>pm</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>

617.20
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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):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
			YES
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
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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.

- 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)



formerly lands of
Kelliker et al
Liber 1691 - Page 853
Tax ID# 424618

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

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

Subject Parcel "B"
lands of
James Bell
Liber - 22015 Page 71164
Tax ID# 6054-48-429603
5 Laurel Street

now or formerly lands of
Thompson K. Cassel III & Tara Roscoe
Liber 22009 - Page 3380
Tax Grid ID# 451605

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

now or formerly lands of
John Milano Property Care, Inc.
Liber 22009 - Page 1926

ARTIMENT NOTE
T CONSTITUTE A REALTY
INED BY ARTICLE 21.

lands of
55670
4609

City of Beacon Planning Board
1/18/2017

Title:

16 North Street

Subject:

Application submitted by Michael & Sally Schein, 16 North Street, Tax Grid No. 30-6054-29-112767-00, R1-5 Zoning District, seeking relief from Section 223.17(c) to convert the existing interior attic into a bedroom which in effect creates a third story (*2.5 stories maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
16 North Street - Application	Application
16 North Street - Survey	Map

ZONING BOARD OF APPEALS
City of Beacon, New York



APPLICATION FOR APPEAL

OWNER: Michael & Sally Schein

ADDRESS: 16 North St.
Beacon, NY 12508

TELEPHONE: 917 721 9441

E-MAIL: Sallystreets@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 16 North St.

ZONING DISTRICT: R -1.5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 29 LOT 112.767

Section of Zoning Code appealed from or Interpretation desired: Section 223.17(c)

We would like to convert the interior, ^{existing} attic space to a bedroom, in effect creating a 3rd story.

Reason supporting request: No changes will be made to the exterior of the home.

2 1/2 stories maximum permitted

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

Date: 12/15/16

Owner's Signature

Applicant's Signature

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

RECEIVED
DEC 19 2016

Property Owner: Michael & Sally Schein

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

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

16 North St.

Applicant Address: 16 North St.

Project Address: 16 North St.

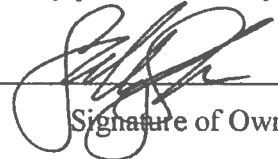
Project Tax Grid # 6054-29-112767

Type of Application Request for 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, Sally Schein, 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 SS Yes
- 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon SS NO
- 3. ALL tax payments due to the City of Beacon are current SS Yes
- 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon SS NO
- 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon SS No
- 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current SS Yes



Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SS</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SS</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>SS</u>


617.20
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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>Convert attic space to bedroom</i>			
Project Location (describe, and attach a location map): <i>16 North St.</i>			
Brief Description of Proposed Action: <i>Convert existing attic space into a master bedroom.</i>			
Name of Applicant or Sponsor: <i>Sally Schein</i>		Telephone: <i>917 721 9441</i>	
Address: <i>16 North St</i>		E-Mail: <i>sallystreets@gmail.com</i>	
City/PO: <i>Beacon</i>		State: <i>NY</i>	Zip Code: <i>12508</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO 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: <i>Building permit from the Building Department</i>			NO YES
3.a. Total acreage of the site of the proposed action?		<i>.08</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.08</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>Sally Schein</u>	Date: <u>12/15/16</u>	
Signature: 		

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

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

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

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

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

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2505 sub-section 2 of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed surveyor's official seal and station. A copy of this embossed seal is provided to the client. A copy of this embossed seal and station should be retained to be an unauthorised copy.
4. Certification of the boundary survey map shall that the surveyor has compared the survey with the current edition Code of Practice for Land Surveying published by the New York State Association of Professional Land Surveyors, Inc. The certification is provided to the client upon return of the survey map to the surveyor for the client's retention in the governmental agency and to the lending institution listed on the boundary survey map.
5. The certificate herein are not transferable.
6. The location of underground improvements or encroachments are not shown herein and other must be made or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to government's, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have by highway use.
10. Buildings and other items shown are referenced to NAD 83-NY East using NYSERF RTN GRS.
11. Contour interval is one foot. Elevation shown hereon are referenced to NAD 83 using NYSERF RTN GRS.

DEED REFERENCE

UNR 2015 PAGE 3430
 KNE LAND TRST
 SALLY & MICHAEL SCHEIN
 DATE 2016 2016

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
 130200-004-20-112707-0020

CERTIFICATIONS

Sally Schein & Michael Schein

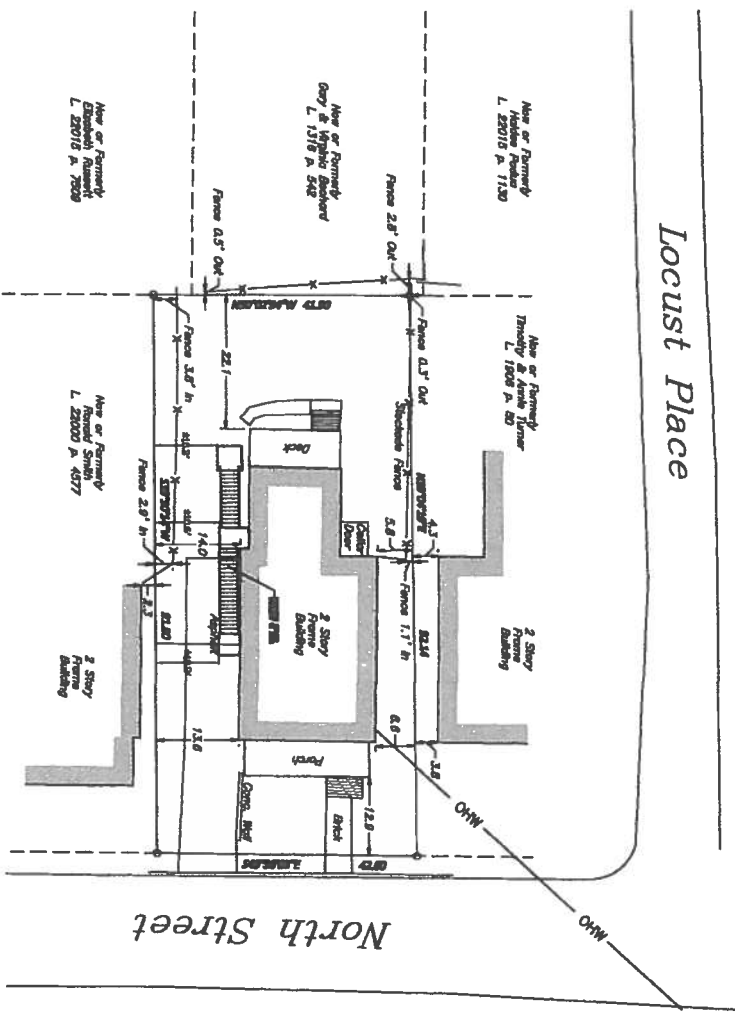
DATE OF SURVEY

Field Completion: 6/8/2016

AREA

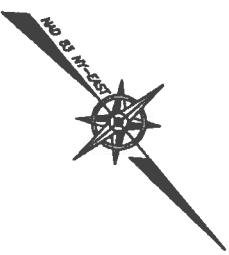
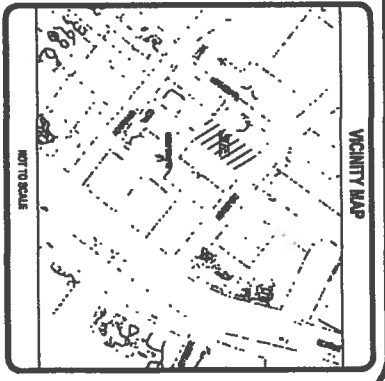
2005 Square Feet
 0.089 Acres

TEC | and
 Surveying
 15c TORONDA AVE.
 Beacon, NY 12508
 Ph: 845.445.6590
 Fx: 845.445.6591



Locust Place

North Street



PROPOSED EGRESS STAIRWAY TO ATTIC
 (THIRD FLOOR) ADDED TO SURVEY
 NOVEMBER 4 2016, BY STEPHEN BURNS,
 P.E. (BURNS ENGINEERING SERVICES, P.C.)

THOMAS E. CERCHIARA, P.L.S.
 P.L.S. No. 50732

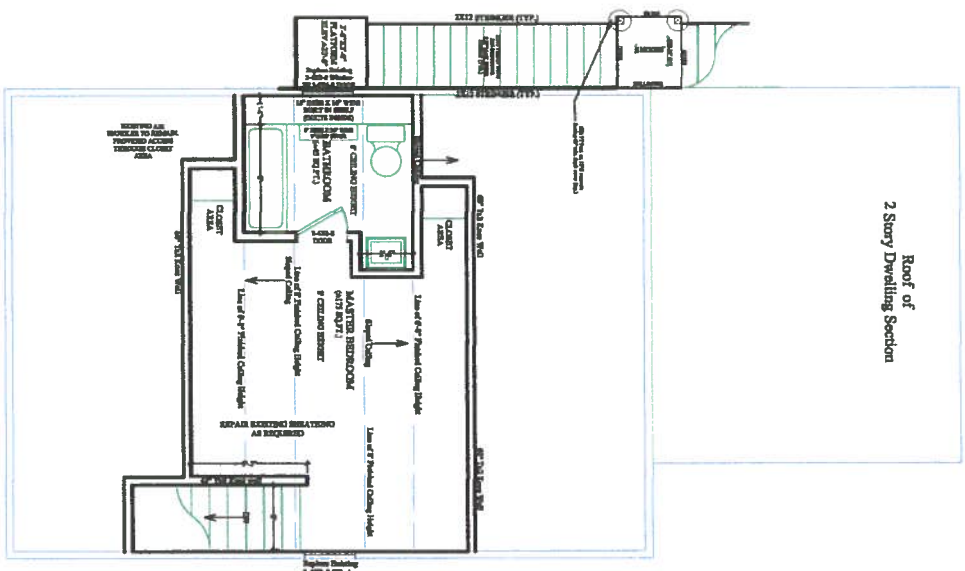
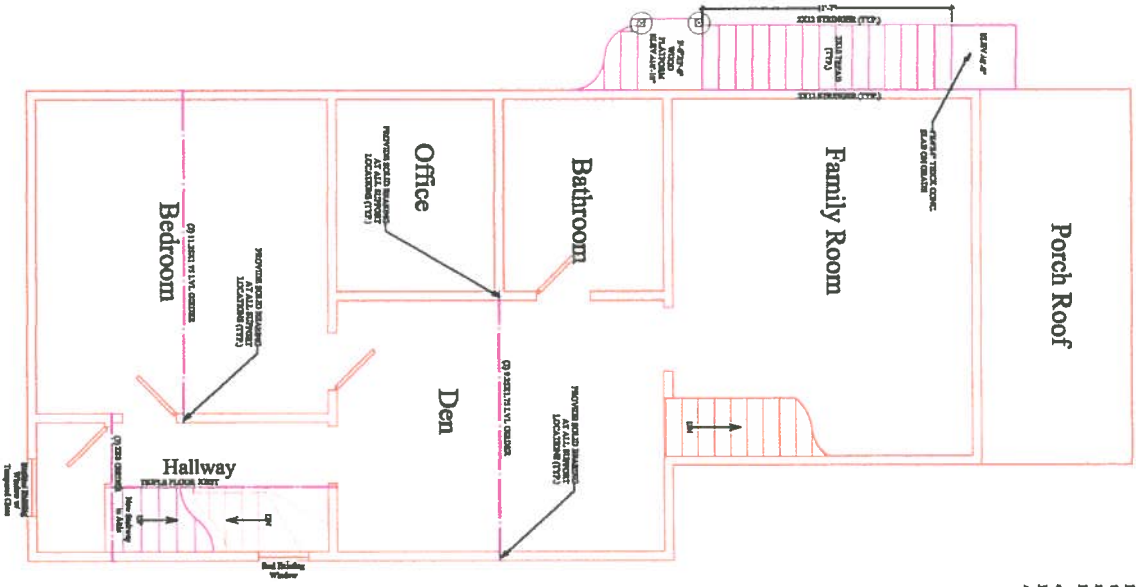
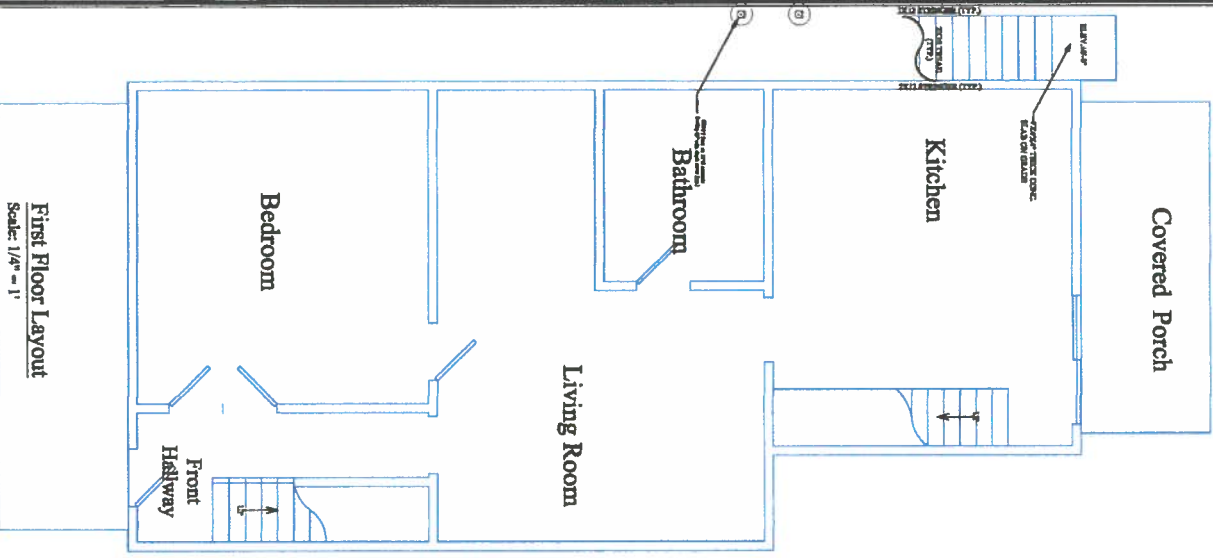
16 NORTH STREET
 SURVEY OF
 16 NORTH STREET
 PREPARED FOR SALLY & MICHAEL SCHEIN
 CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

Form ID	112707
Address	16 NORTH STREET
Date	6/10/2016
Scale	1" = 20'
Project No.	16-077
Project Name	16 NORTH STREET
Sheet	1 OF 1

Codes

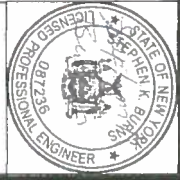
1. All materials, systems, and methods of construction shall conform with current editions of The New York State Codes and applicable Town and County Laws, Ordinances, Rules, and Regulations.
2. Electrical Services is existing.
3. All Plumbing, Heating and Electrical work shall be in conformance with all state and local codes.

Note:
All Measurements To Be Field Verified.



RESIDENTIAL BUILDING CODE NOTES

- 604.3 Automatic firestarter systems. A first story above grade may be created in an existing attic without requiring the installation of a sprinkler system throughout the entire dwelling, provided all of the following conditions are met:
1. The building was legally occupied before January 1, 1994.
 2. The finished space and its means of egress to the exterior are equipped with a listed area sprinkler system installed in accordance with NFPA 13B.
 3. The finished space is provided with:
 - 3.1 A second exit stair meeting the requirements of Section R311.5.4, or
 - 3.2 An emergency escape and rescue opening meeting the requirements of Section R311.5.4, or
 - 3.3 Other means of egress meeting the requirements of Section R311.5.4, or
 - 3.4 Other means of egress meeting the requirements of Section R311.5.4, or
 - 3.5 Other means of egress meeting the requirements of Section R311.5.4, or
- 311.5.4 Stairways. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required handroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at each below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) when a handrail is installed on one side and 27 inches (689 mm) when handrails are provided on both sides.
- ** ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE CODES AND SECTIONS, THIS LIST ONLY REPRESENTS SPECIFIC SECTIONS SPECIAL TO THIS DESIGN AND IS NOT MEANT TO EXCLUDE ANY OTHER APPLICABLE SECTIONS, CODES, LAWS, ETC. ****



The plans and specifications herein are intended for the subject project ONLY as a result of Contractual Negotiations between the Builders, the client noted and Burns Engineering Services, P.C. These plans and specifications will be the subject of a copyright petition and may not be revised or reused by anyone without the written authority of Burns Engineering Services, P.C.

Attic Layout Plans
For
16 North Street
City of Beacon, Dutchess County, New York
Tax ID #8054-29-112767

BURNS
ENGINEERING SERVICES, P.C.
60 Teller Ave., Beacon, New York, 12508
Phone: 845-598-5210 Fax: 845-598-7303

Sheet Title
Proposed/Existing
Floorplans

JUNE 1, 2016
NOVEMBER 4, 2016

1
Sheet

City of Beacon Planning Board
1/18/2017

Title:

192 Main Street

Subject:

Application submitted by Landstar Properties, LLC (James Castagna), 192 Main Street, Tax Grid No. 30-5954-27-817951-00, CB Zoning District, seeking relief from Section 223.15(E)(3) for a new 17.5 sq. ft. sign (*10 sq. ft. maximum permitted*)

Background:

ATTACHMENTS:

Description	Type
192 Main - Application	Application
192 Main - Proposed signage	Plans

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: James Castagna
Landstar Properties LLC

TELEPHONE: 914-629-6629

ADDRESS: PO Box 321

SPARKILL NY 10976

E-MAIL: LANDSTARPROPERTIES LLC@
yahoo.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 192 Main ST

ZONING DISTRICT: central Bus. Dist.
Historic District

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 817951

Section of Zoning Code appealed from or Interpretation desired:
Section 223.15(E)(3) for a new 17.5 s.f. sign (10 s.f. maximum permitted)

Reason supporting request:
10 sf permitted; approx 17.5 sf this request.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:
Picture, sign design, means of attachment.

Date: 12-10-16

James T. Castagna
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
APR 14 2016
BY: [Signature]

Property Owner: JAMES CASTAGNA / LANDSTAR PROPERTIES LLC

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

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

192 MAIN ST.

Applicant Address: PO BOX 321, SPARKILL NY 10976

Project Address: 192 MAIN ST.

Project Tax Grid # _____

Type of Application SIGN

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, JAMES CASTAGNA, 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]

Signature of Owner

MANAGING MEMBER

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

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; font-size: 1.2em;">BUILDING-SIDE SIGN</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">192 MAIN ST., Corner Willow St.</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">INSTALL PERIOD CORRECT, ATTRACTIVE SIGN OFFSETTING LARGE BLANK WALL SUPPORT/PROMOTE LOCAL BUSINESS</p>			
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">JAMES CASTAGNA/LANDSTAR PROPERTIES</p>		Telephone: <p style="font-size: 1.2em;">914629-6629</p> E-Mail:	
Address: <p style="font-size: 1.2em;">PO Box 321 SPARKVILLE N</p>			
City/PO: <p style="font-size: 1.2em;">SPARKVILLE</p>		State: <p style="font-size: 1.2em;">NY</p>	Zip Code: <p style="font-size: 1.2em;">10976</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action?		<u>N/A</u> acres	
b. Total acreage to be physically disturbed?		<u>N/A</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>N/A</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
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 JAMES CASTAGNA Applicant/sponsor name: <u>LANDSTAR PROPERTIES LLC</u> Date: <u>12/10/16</u> Signature: <u>James T. Castagna</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)?		

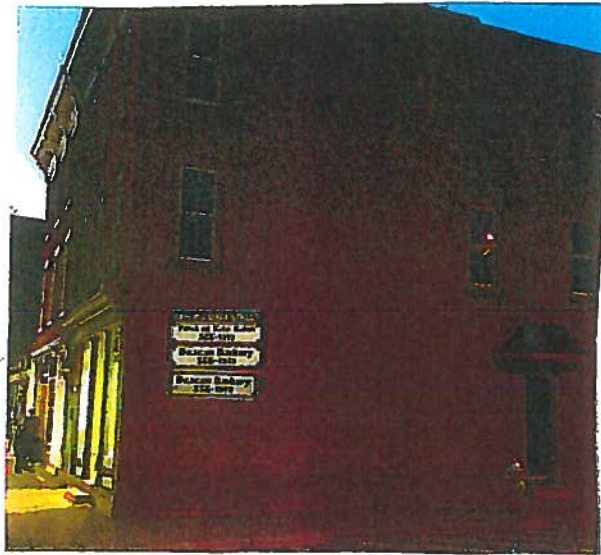
192 MAIN ST

Approx. 3.5' tall x 5' wide



3.5"

5'



MAIN ST

willow st.

Notes:

- 1 - APPROX 2' off corner
APPROX 7.5' off sidewalk
- 2 - Color / format remains but
names AND telephone numbers
will change
- 3 - APPROX SIZE 3.5' TALL x 5.0' wide
- 4 - PLS identify FONT if town has preference.

City of Beacon Planning Board
1/18/2017

Title:

Miscellaneous Business

Subject:

Consider request for rehearing submitted by Hudson Todd, LLC (Joe Donovan), 36 North Cedar Street

Background:

ATTACHMENTS:

Description

36 North Cedar - Letter

Type

Cover Memo/Letter

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

9-Dec-2016

Chairman John Dunne
Zoning Board of Appeals
City of Beacon
One Municipal Center, Suite 1
Beacon, NY 12508

Dear Chairman John Dunne:

This letter is to request a rehearing on the referenced application, pursuant to General City Law 81-a (12).

I regret that I was unable to attend the 15-Nov hearing and believe some important details regarding the application may not have been adequately communicated at that hearing to members of the public and members of the Board.

The application represents a proposal to convert the building from a vehicular maintenance garage to a semi-attached two-family dwelling. The proposal was submitted by Hudson Todd LLC in response to an open Request for Proposals issued by the City. The RFP requested a residential use, and the proposal was developed with this request in mind.

We believe the environmental and social concerns voiced by members of the public have been, or can easily be, satisfactorily addressed in the proposed renovation. We would appreciate the opportunity to better explain the project at a public hearing and answer any questions the Board may have. In addition, we would hope to contact our neighbors (especially those who expressed opposition at the 15-Nov hearing) during the days before a scheduled rehearing, to ensure we genuinely understand their concerns and have fully addressed those concerns.

We believe the proposed use, if clearly presented, will be understood by our Cedar Street neighbors and by the Zoning Board of appeals to be less non-conforming than the existing vehicular/equipment maintenance use.

With thanks,

Joseph Donovan