



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**January 17, 2024
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet on Wednesday, January 17, 2024, at 7:00 p.m., in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Regular Meeting

1. Approval of the December 19, 2023, minutes
2. ***ENTIRE APPLICATION WITHDRAWN AT THE REQUEST OF THE APPLICANT***
Review and hold a continued public hearing on application submitted by 925 Wolcott LLC, 925 Wolcott Avenue, Tax Grid No. 30-5954-44-922633-00, R1-10 Zoning District, for the following:
A. Consideration of an appeal of the Building Inspector's October 13, 2023 determination regarding the type of variance required to permit the re-establishment of a nonconforming multi-family or SRO use upon premises located at 925 Wolcott Avenue, pursuant to Section 223-55.B of the City Code;
B. Depending on the decision on the appeal of the Building Inspector's October 13, 2023 determination:
(i) An area variance from Section 223-10.D to permit reconstruction of a structure previously containing a nonconforming use;
and/or
(ii) A use variance from Section 223-17.C to permit a multi-family or single-room-occupancy (SRO) building in the R1-10 Zoning District;
and/or
(iii) An area variance(s) from Section 223-17.D to address any nonconforming dimensional aspects of the proposed multi-family or single-room-occupancy (SRO) building in the R1-10 Zoning District.
3. Review and hold a public hearing application submitted by Clay and Carolyn Kaiser, 245 Liberty Street, Tax Grid No. 30-6054-24-394925-00, in the R1-10 Zoning District, to allow the addition of a second story over the existing home.

City of Beacon Zoning Board of Appeals Agenda
01/17/2024

Title:

Approval of the December 19, 2023, minutes

ATTACHMENTS

City of Beacon Zoning Board of Appeals Agenda
01/17/2024

Title:

*****ENTIRE APPLICATION WITHDRAWN AT THE REQUEST OF THE APPLICANT*****

Review and hold a continued public hearing on application submitted by **925 Wolcott LLC**, 925 Wolcott Avenue, Tax Grid No. 30-5954-44-922633-00, R1-10 Zoning District, for the following:

A. Consideration of an appeal of the Building Inspector's October 13, 2023 determination regarding the type of variance required to permit the re-establishment of a nonconforming multi-family or SRO use upon premises located at 925 Wolcott Avenue, pursuant to Section 223-55.B of the City Code;

B. Depending on the decision on the appeal of the Building Inspector's October 13, 2023 determination:

(i) An area variance from Section 223-10.D to permit reconstruction of a structure previously containing a non-conforming use;

and/or

(ii) A use variance from Section 223-17.C to permit a multi-family or single-room-occupancy (SRO) building in the R1-10 Zoning District;

and/or

(iii) An area variance(s) from Section 223-17.D to address any nonconforming dimensional aspects of the proposed multi-family or single-room-occupancy (SRO) building in the R1-10 Zoning District.

ATTACHMENTS

[925 Wolcott ZBA 1.17.24 public comment Case-Leal.pdf](#)

[925 Wolcott ZBA 1.17.24 1-11-24 925 Wolcott - Withdrawal Request\(5930803.1\).pdf](#)

From: [James Case-Leal](#)
To: [Mercedes Perez](#)
Subject: 925 Wolcott
Date: Monday, January 8, 2024 9:38:26 PM
Attachments: [Screenshot 2024-01-08 at 7.56.23 PM.png](#)
[Screenshot 2024-01-08 at 9.12.33 PM.png](#)
[925 electrical B.png](#)
[925 wolcott - electrical A.png](#)

Dear Zoning Board of Appeals -

Thank you for your continued work and due diligence in having the details of the documents regarding 925 Wolcott put in the public record.

There are several points to the agenda packet from December 19 that I wish to bring to your attention.

1) Self-Caused Need:

I believe that **the owners of 925 are responsible** for the situation they are in. There is evidence in their own documents that **they were informed of the property's non-conforming use limitation in May 2022, before purchasing it.**

On Page 12 of the December 19 agenda packet, we can find the assessor's report from May 2022, in which the **appraiser advises the client to carefully consider the property's non-conforming use limitations** and details that their assessment of value is based on the client's false statement that their plan would not invalidate the permitted SRO use.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. USPAP defines an Extraordinary Assumption as, "an assignment specific-assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions". USPAP defines a Hypothetical Condition as, "that which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinions of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

EXTRAORDINARY ASSUMPTIONS

The subject's current use as a rooming house is not permitted under the zoning district and is considered a grandfathered use as it pre-dates the zoning code. The purchaser informed us that the renovations into an apartment building are permitted as they are not changing the use. We have employed an extraordinary assumption that the subject's proposed use as an apartment building is permitted per the zoning department.

Here we can see that purchaser of 925 Wolcott was **fully aware of the property's use limitations and the expectation that Beacon city code states that the use would be lost if renovations increased the property value by far more than 25% detailed in Beacon's building code.**

We also see that they misinformed their assessor. If this was intentional it represents potentially fraudulent activity as this assessment was used to secure their loan.

This also explains why they attempted the full gut renovation without legal building permits. They attempted to get away with it and they feigned ignorance when caught. It was an intentional illegal renovation meant to avert the situation they are in now. It was undoubtedly a

mistake for the building department to issue the permits in December.

2) Economic Hardship:

I question the applicant's claim that the denial of their special use request would cause unreasonable economic hardship.

While the most recent 2023 assessment submitted offers the conclusion that a single family home would represent an economic **loss of \$110,250 if sold as a lot, or \$314,000 if built as a single family home**, I think its very important to notice that the assessor makes a caveat to mention that **this is based on the unverified expenses** reported by the owners of 925 Wolcott.

I specifically question their claim that \$375,000 was spent replacing the electrical, plumbing, and roof and that they spent \$180,000 on reasonable legal fees.

I strongly request that the zoning board of appeals **require the applicant provide a full audit of these expenses including receipts and invoices for work they claim was done**. I live across the street from the property and have a momentary security camera. In the attached photograph of the ruins of 925 Wolcott, please notice the 5 brand new spools of Romex electrical wire. around 5000 linear ft. and ~100+ blue junction boxes and outlets. also new, never installed.

At the time of the fire, the electrical **work they claimed as a loss had not been done**. nor is there any evidence of any plumbing work. I saw day laborers (including Brian Atkinson) patching parts of the roof on occasion, but I **never witnessed any full roof replacement**, I never saw a licensed roofing company working on the house. I remember the full gutting happened very quickly by what appeared to be day laborers.

After that there was very little evidence of work being done up to the fire. I would imagine that the building inspector would be able to speak to the degree of these renovations completion in the weeks leading up to the fire.

In summary, I find it extraordinarily unlikely that they can account for \$375,000 worth of renovations and suggest that those expenses be audited if they are to be any factor in the decision to deny/approve.

Likewise, I question how they account for reasonable legal expenses that add up to their stated 180k\$.

Expenses incurred because of illegal conduct should not be calculated as reasonable losses. It is not reasonable to consider fees spent resolving their illegal eviction 16 people or expenses from having been caught gutting the property without building department approval. Likewise, it defies all logic to factor in legal fees they have chosen to spend pursuing the appeal and subsequent special use request.

While I question some of the numbers they provide, their own assessment states that selling the property as a single family lot would result in a loss of (\$110,250) when factoring in their stated \$180,000 expenses in legal fees fighting the city.

According to their own assessment, if they had opted to sell the property as a residential lot instead of spending legal fees pursuing a losing challenge to the building inspector's determination and this variance request, they would have made a profit of at least \$75,000.

In conclusion, Any economic losses resulting from this scenario are entirely of their own making and should not be a consideration for approval.

Thank you for your careful consideration of this issue.

Very best,
James Case-Leal
55 Sargent Ave

The owner of the property has reported the following expenses since acquisition of the property: \$180,000 for professional fees, tenant removal and other costs associated with obtaining municipal approvals; \$375,000 in renovation costs incurred replacing the roof and windows, installing new roughed-in plumbing and electric, and reframing of the interior partitioning; \$76,230 in interest paid on an acquisition mortgage of \$585,000 (Document 22022/53998 – *Wisdom Funding LLC* assigned to *Bankwell Bank*) and an interest-only construction loan of \$485,000 (Document 22022/3455 – *Wisdom Funding LLC*); and real estate taxes and insurance totaling \$24,775.

The owner of the property received an insurance reimbursement of \$977,400 for the loss of the vacant, partially renovated shell structure. This figure is net of a 10% public adjuster fee of \$107,000. The total payout value was \$1,070,000, the total of the acquisition and construction loans. The owner reported \$14,600 of income generated by the property's former use as a 16-unit SRO, prior to the former tenants vacating the premises by early December-2022.

RECONSTRUCTED PROFIT & LOSS STATEMENT

EXPENSES	
Allocated Purchase Price	\$650,000
Reported Approval Costs - Professional Fees, tenant removal costs, etc...	\$180,000
Reported Renovation Costs Incurred Post Acquisition	\$375,000
Reported Loan Interest Paid	\$76,230
Real Estate Taxes	\$10,415
Insurance	\$14,360
Total Expenses	\$1,306,005
Revenue	
Insurance Payout (Net of 10% Public Adjuster Fee)	\$977,400
SRO Income	\$14,600
Gross Revenue	\$992,000
Total Gain / (Loss) - Current Status of Investment	(\$314,005)

When the expenses provided by ownership that were reportedly incurred in the approval and renovation of the premises prior to the arson are factored into the investment, the owner of the property has lost \$314,000, a figure that includes the owner's initial capital contribution of \$65,000. Essentially, the owner has acquired full, unencumbered title to the property for \$314,000, assuming the existing mortgages were paid with the proceeds of the insurance payout.

FEASIBILITY OF SELLING THE PROPERTY AS A SINGLE-FAMILY RESIDENTIAL LOT

if the owner were to sell the property for the \$225,000 value concluded for the vacant residential lot in my appraisal report (Valuation Scenario #1), and assuming a 5% cost of sale, the owner would realize a loss of \$110,250.

Conclusion

Sale as a single-family home lot is not a feasible economic option for the current owner.





445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

January 11, 2024

VIA ELECTRONIC MAIL

Chairman Jordan Haug
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: 925 Wolcott LLC – Withdrawal Request
Area Variance Request, and in the Alternative, Use Variance Request
Premises: 925 Wolcott Avenue, Beacon, New York (Tax Parcel ID: 5954-44-922633)

Dear Chairman Haug and Members of the Zoning Board of Appeals:

We are writing on behalf of 925 Wolcott LLC (the “Applicant”), the owner of the above-referenced Premises. Please be advised that the Applicant respectfully requests that the pending appeals to this Board concerning the above-referenced matter be withdrawn, without prejudice as to the Applicant’s rights regarding the Premises.

At this time, the Applicant has elected to focus its efforts on its portfolio of other properties within the City of Beacon, and to pursue its development projects in other communities throughout the region. The Applicant remains deeply concerned and strongly disagrees with the City’s position in this matter that a legal non-conforming use – which had a validly issued Building Permit to improve the property – can be destroyed in an instant by an illegal act of an arsonist. The Applicant reiterates again that the City’s determination sets a dangerous precedent for current and future property owners in the City of Beacon, which determination the Applicant submits remains unsupported by the current zoning ordinance in the City of Beacon.

Accordingly, based on advice the Applicant received regarding the aforementioned matter, and in the Applicant’s further attempts to be a good corporate citizen as the Applicant continues to invest in the City of Beacon community, the Applicant respectfully withdraws its appeal(s) in the above-referenced matter. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'TP', with a long, sweeping horizontal line extending to the right.

Taylor M. Palmer

cc: Keane & Beane, P.C. – ZBA Attorney
925 Wolcott LLC

City of Beacon Zoning Board of Appeals Agenda
01/17/2024

Title:

Review and hold a public hearing application submitted by **Clay and Carolyn Kaiser**, 245 Liberty Street, Tax Grid No. 30-6054-24-394925-00, in the R1-10 Zoning District, to allow the addition of a second story over the existing home.

ATTACHMENTS

[245 Liberty ZBA 1.17.23 app.pdf](#)

[245 Liberty St denial ltr 1.2.24.pdf](#)

[245 Liberty ZBA 1.17.13 DEMO c&c-Layout1.pdf](#)

[245 Liberty ZBA 1.17.23 ELEV c&c-Layout1.pdf](#)

[245 Liberty ZBA 1.17.23 MEP c&c-Layout1.pdf](#)

[245 Liberty ZBA 1.17.23 PLAN c&c-Layout1.pdf](#)

[245 Liberty ZBA 1.17.23 WS c&c-Layout1.pdf](#)

[245 Liberty ZBA 1.17.23 Building_Permit_Application.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Carolyn Kaiser & Clay KaiserADDRESS: 245 Liberty St
Beacon, NY 12508TELEPHONE: 609-577-9909E-MAIL: clay@kaiser.uno

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Merilee MeacockADDRESS: 24 Evans Dr
Cranbury, NJ 08512TELEPHONE: 609-802-8868E-MAIL: mmeacock@kssarchitects.comPROPERTY LOCATION: 245 Liberty StZONING DISTRICT: R1-10TAX MAP DESIGNATION: SECTION 6054BLOCK 24 LOT 394925

Section of Zoning Code appealed from or Interpretation desired:

223-17D13.3' and 5.7' side setback instead of 15' over existing footprint

Reason supporting request:

update roof structure for existing, non-conforming-setback single family home
to incorporate second floor

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

Date: 12/26/23Clay Kaiser Carolyn Kaiser
Owner's Signature**Fee Schedule**

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
ESCROW FEE:	\$1000
I & I INSPECTION:	\$50

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Carolyn Kaiser & Clay Kaiser

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: 245 Liberty St, Beacon NY 12508

Project Address: 245 Liberty St, Beacon NY 12508

Project Tax Grid 6054-24-394925

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, Clay Kaiser, 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 ☒

Clay Kaiser Carolyn Kaiser
Signature of Owner

Title if owner is corporation

Office Use Only.

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

NO YES Initial
X

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

X MP
X KM

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

KM

FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://beaconny.gov/>****INDIVIDUAL DISCLOSURE FORM**

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Clay KaiserAddress of Applicant: 245 Liberty St, Beacon NY, 12508Telephone Contact Information: 609-577-9909**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Clay Kaiser	245 Liberty St, Beacon	609-577-9909	8/24/2023, TBE	11/08/2023, Dutchess
Carolyn Kaiser	245 Liberty St, Beacon	612-247-5322	8/24/2023, TBE	11/08/2023, Dutchess

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☒

NO

I, Clay Kaiser being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Clay Kaiser

(Signature) Clay Kaiser

5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

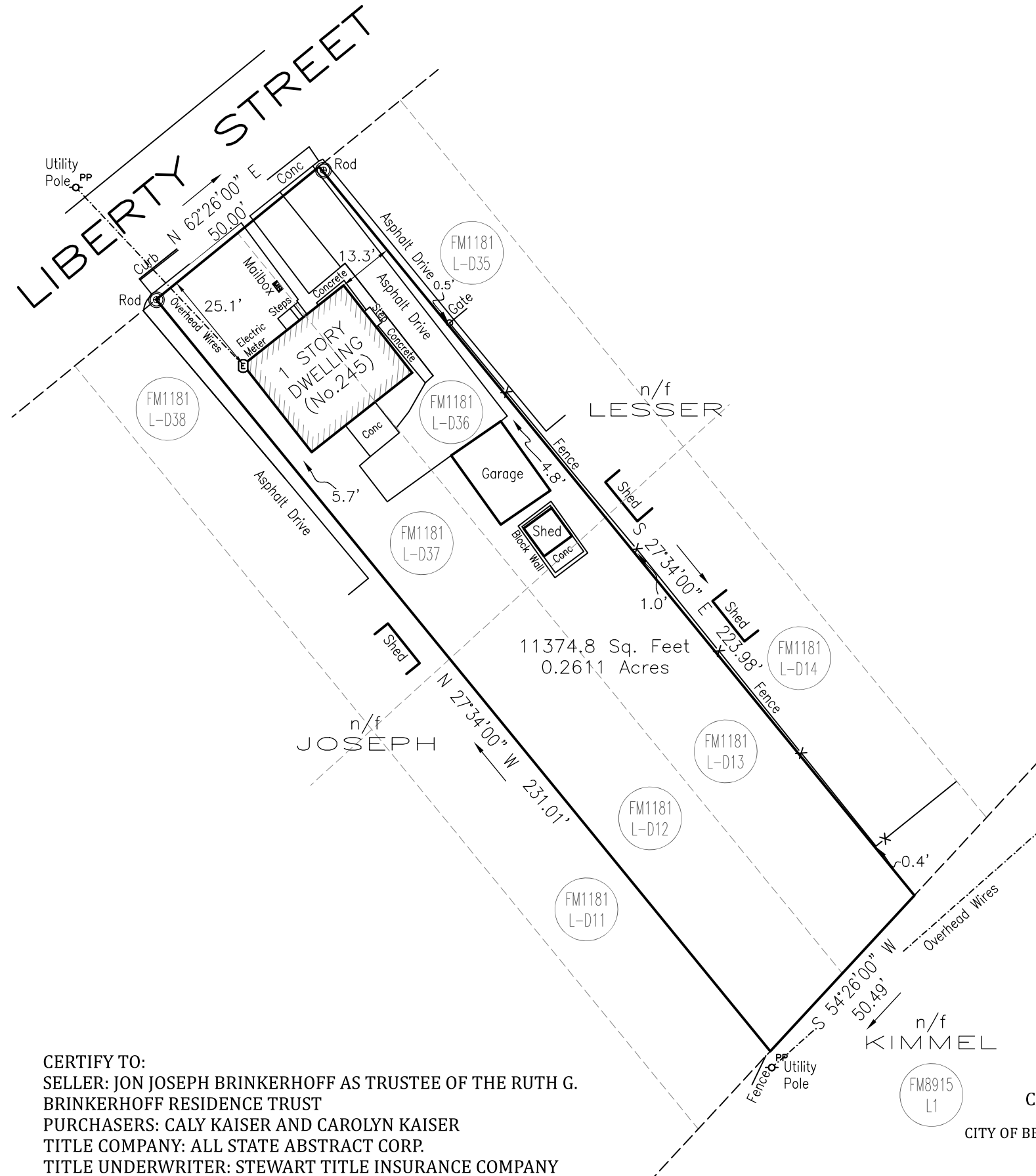
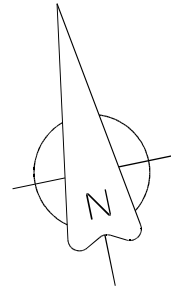
SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT
GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE
SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS
OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT
GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES
LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES



CERTIFY TO:
SELLER: JON JOSEPH BRINKERHOFF AS TRUSTEE OF THE RUTH G.
BRINKERHOFF RESIDENCE TRUST
PURCHASERS: CALY KAISER AND CAROLYN KAISER
TITLE COMPANY: ALL STATE ABSTRACT CORP.
TITLE UNDERWRITER: STEWART TITLE INSURANCE COMPANY

SURVEY OF PROPERTY
PREPARED FOR
CALY KAISER AND CAROLYN KAISER

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK
SECTION 105-A, BLOCK 3, LOT 28-1227

SCALE: 1" = 30'

SURVEY DATE: 2023-08-08



current street view of front of house



CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

January 2, 2024

Carolyn Kaiser
Clay Kaiser
245 Liberty Street
Beacon, NY 12508

Dear Ms. Kaiser,

I have received your application to add a second story to your home located at 245 Liberty Street (Grid #6054-24-394925) which is in the R1-10 Zoning District. The new second story is being built over the existing home which is extending the non-conforming setbacks. This application is being denied at this time due to insufficient side yard setback which is required to be 15' on each side of the home. As per the submitted plan only 5.7' is being proposed on the west side and 13.3' is proposed on the east side of the home.

223-17. D Schedule of Dimensional Regulations

Side 1 (East)

Required side yard setback 15'
Proposed side yard setback 13.3'
The requested variance is 1.7'

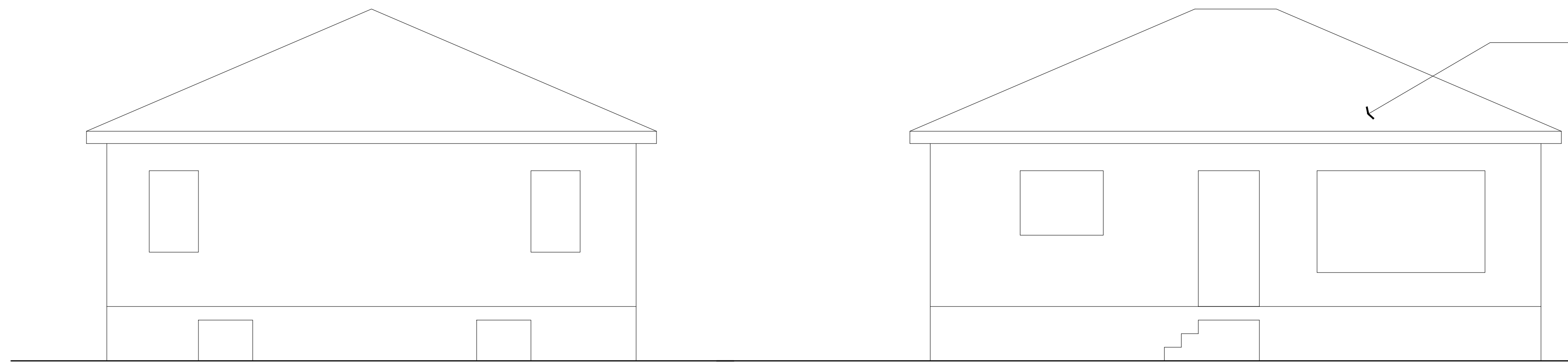
Side 2 (West)

Required side yard setback 15'
Proposed side yard setback 5.7'
The requested variance is 9.3'

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

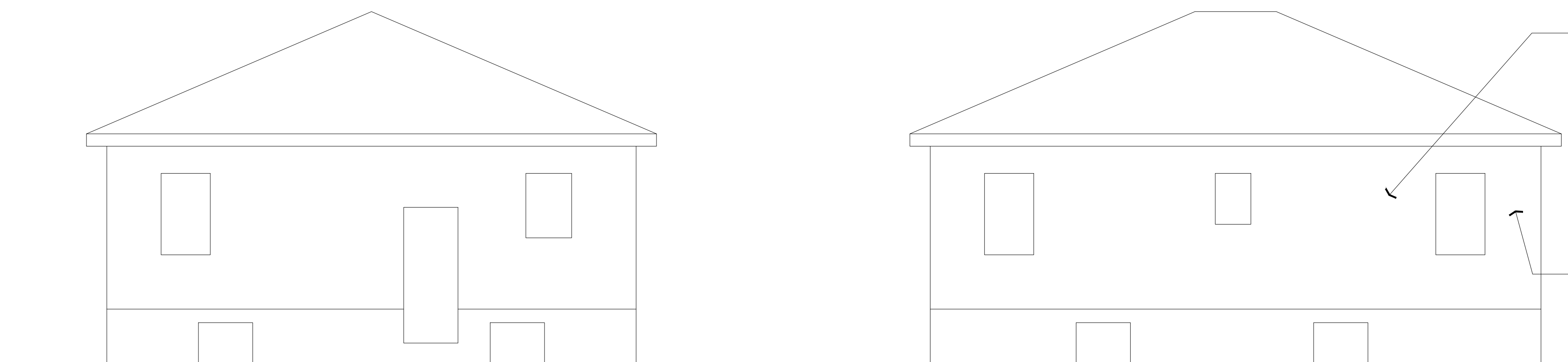
Sincerely,

Bruce Flower
Building Inspector



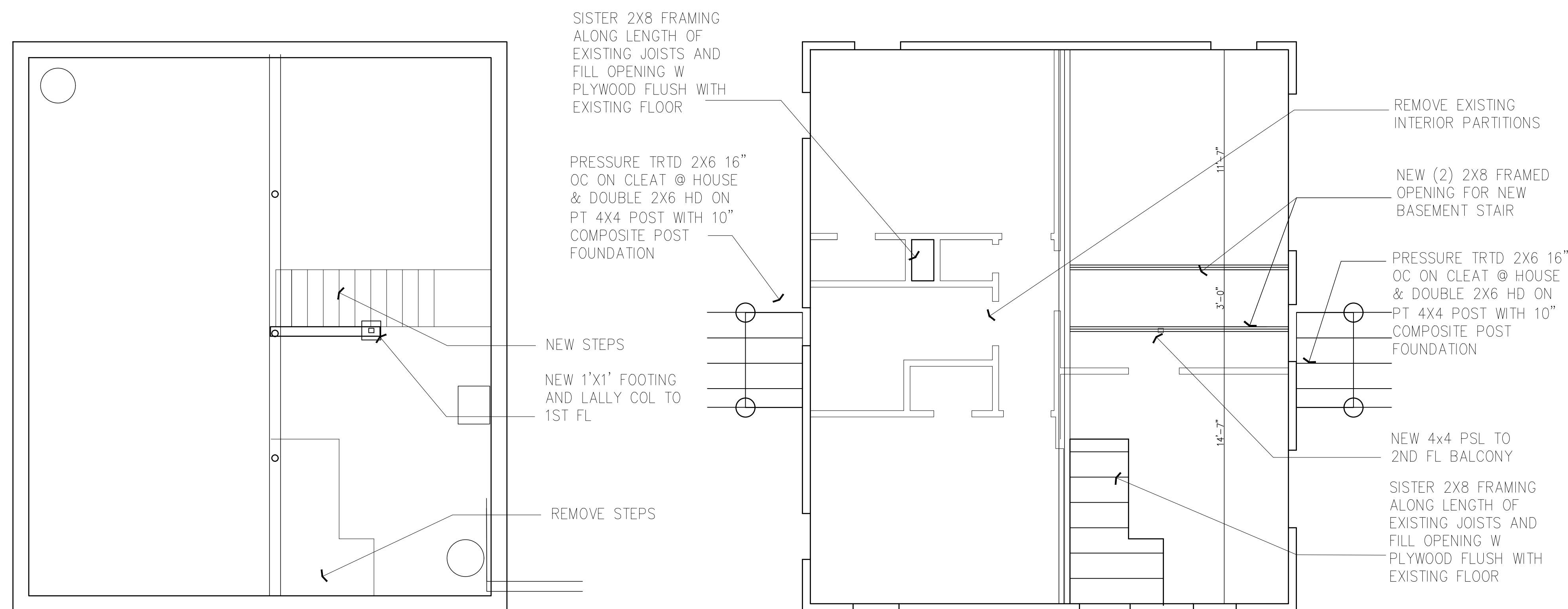
① SIDE - NORTH ELEVATION 1/4" = 1'-0"

② FRONT - WEST ELEVATION 1/4" = 1'-0"



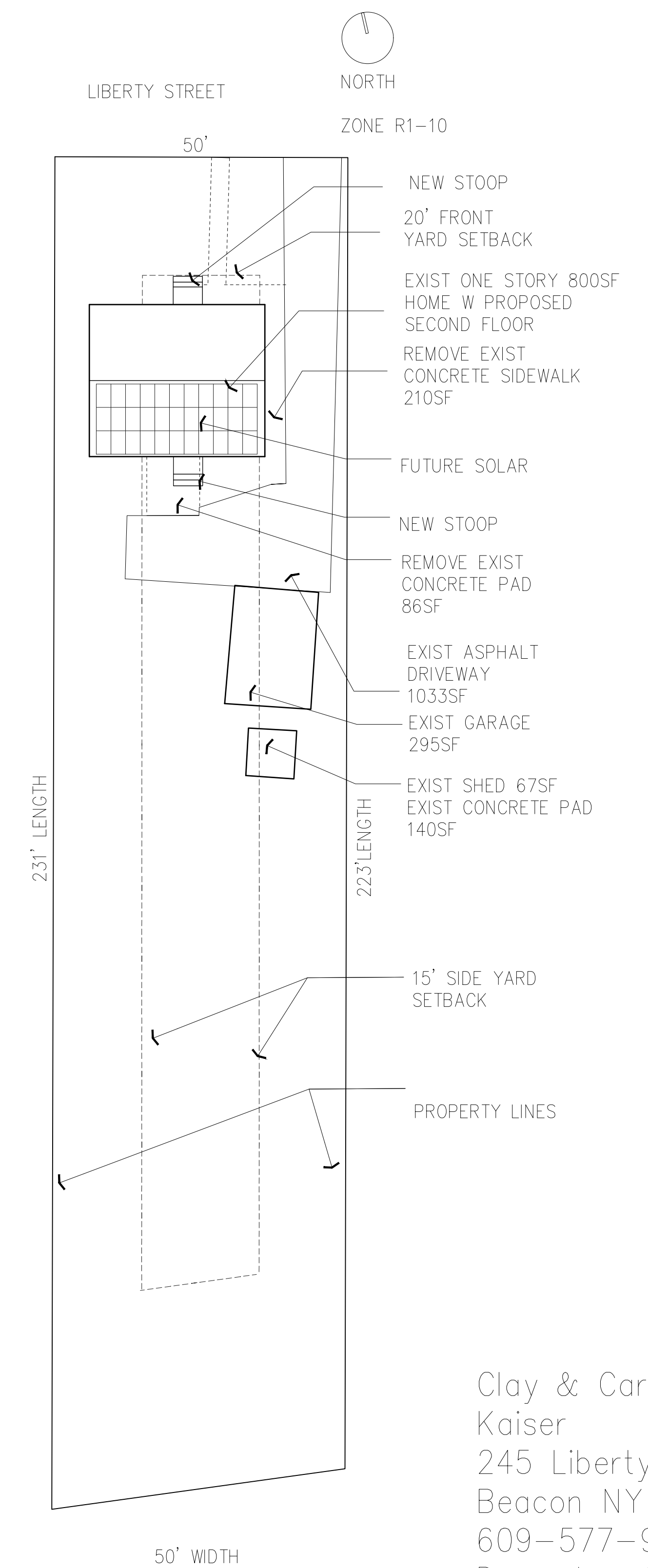
③ SIDE - SOUTH ELEVATION 1/4" = 1'-0"

④ BACK - EAST ELEVATION 1/4" = 1'-0"



⑤ EXISTING BASEMENT FLOOR PLAN 1/4" = 1'-0"

⑥ EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

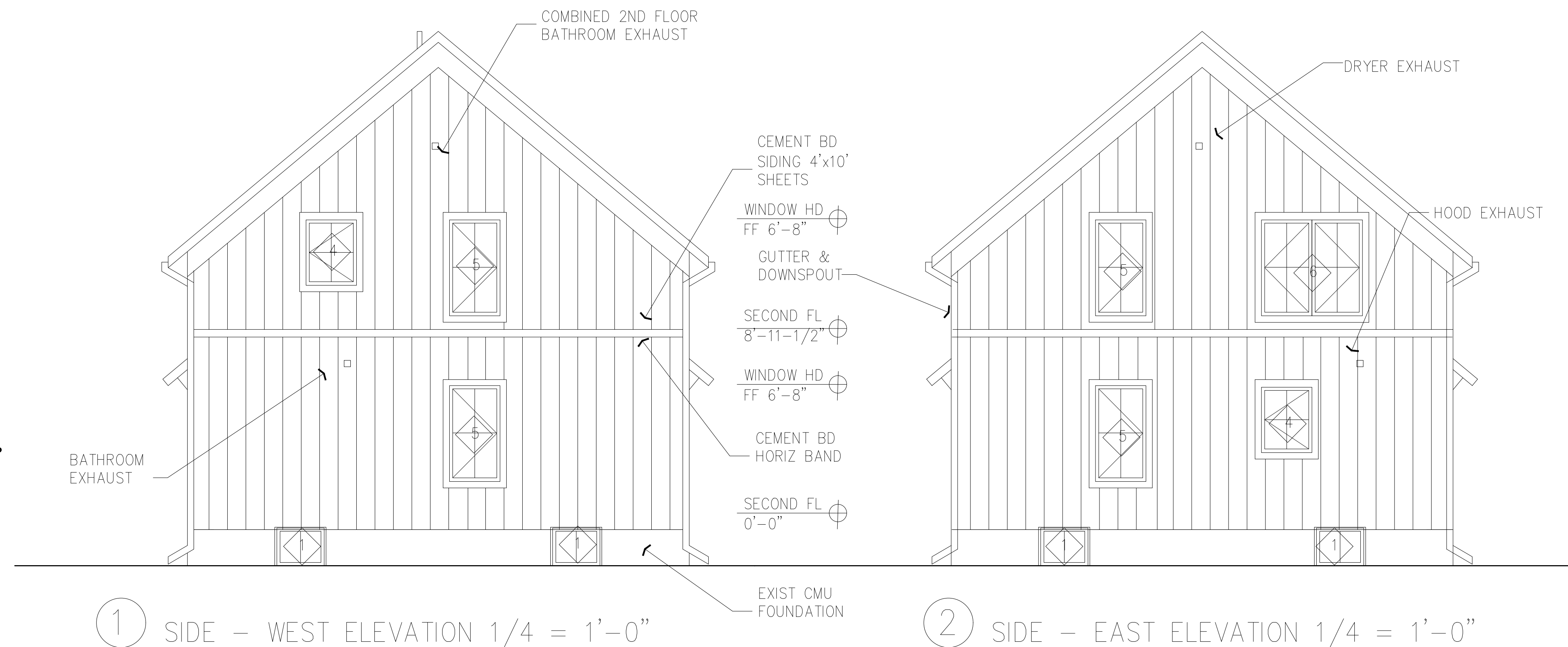


⑦ SITE PLAN

Clay & Carolyn
Kaiser
245 Liberty St
Beacon NY 12508
609-577-9909
December 14 2023

Existing Conditions

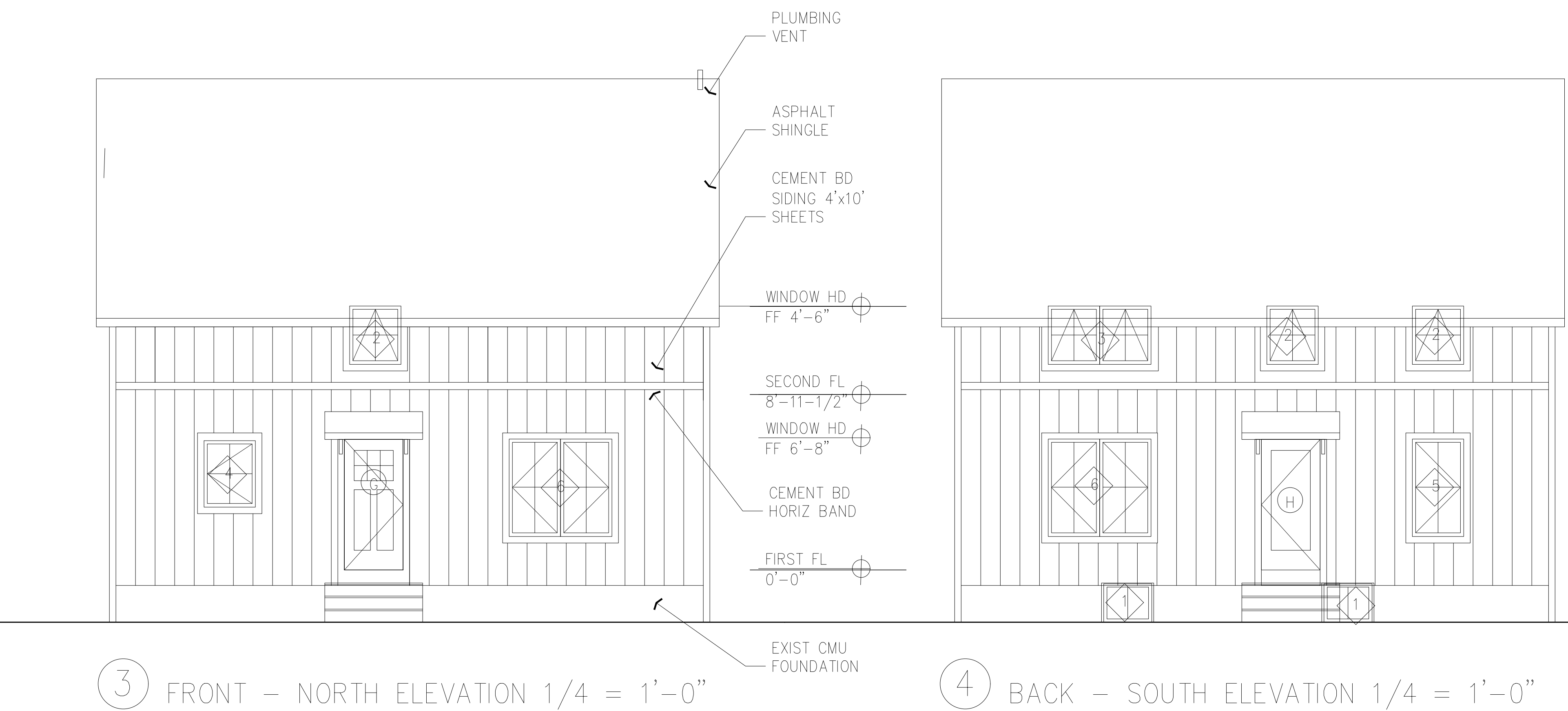
AO



	1	Vinyl Window 1'11-1/2"x 2'5-1/2" QUANTITY - 6 basement
	2	Anderson AXW 281 WINDOW 2'11-15/16"x 2'7-1/2" RO 3'0-1/2" X 2'-8" QUANTITY - 3 knee walls
	3	Anderson AXW 2281 WINDOW 2'11-15/16"x 5'2-1/2" RO 3'1-1/4" X 5'3-1/4" QUANTITY - 1 knee m bed
	4	Anderson CX 135 WINDOW 3'4-13/16"x 2'7-1/2" RO 3'5-3/8" X 2'-8" QUANTITY 3 kitchen / m bath
	5	Anderson CX 15 EGRESS WINDOW WINDOW 4'11-7/8"x 2'7-1/2" RO 5'0-3/8" X 2'-8" QUANTITY 5 1st/2nd fl
	6	Anderson CX 25 EGRESS WINDOW WINDOW 4'11-7/8"x5'2-1/2" RO 5'0-3/8" X 5'3-1/4" QUANTITY 3 1st/2nd fl
	A	5'-0" prehung pair QUANTITY 2 bedrooms
	B	4'-0" prehung pair QUANTITY 2 m bath
	C	3'-0" prehung pair QUANTITY 1 laundry
	D	2'-6" D = prehung QUANTITY 5 bedrooms, bathrooms
	E	2'-0" E = pocket QUANTITY 3 guest, g bath, m bath
	F	2'-0" F = prehung QUANTITY 2 guest, m bath
	G	3'-0" ThermaTru craftsman lite 2 panel shaker QUANTITY - 1 front door W/ 5-1/2" CUSTOM JAMB
	H	3'-0" ThermaTru French Door QUANTITY -1 back door W 5-1/2" CUSTOM JAMB

GENERAL NOTE
all first & second fl windows
frames shall be sized for 2x4
wall with 1" jamb extension

GENERAL NOTE
all doors 6'-8" high

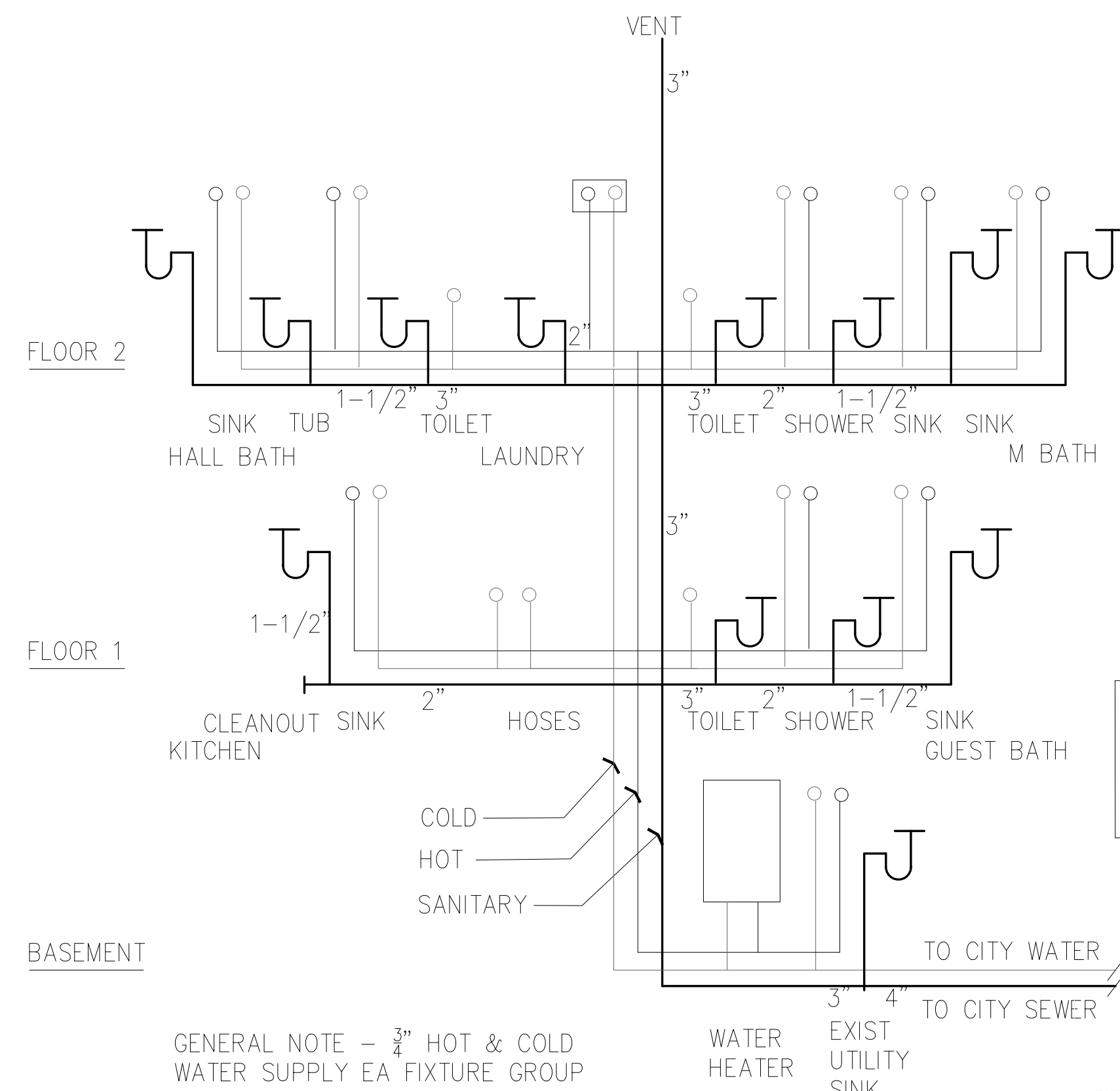


5 WINDOW & DOOR SCHEDULE

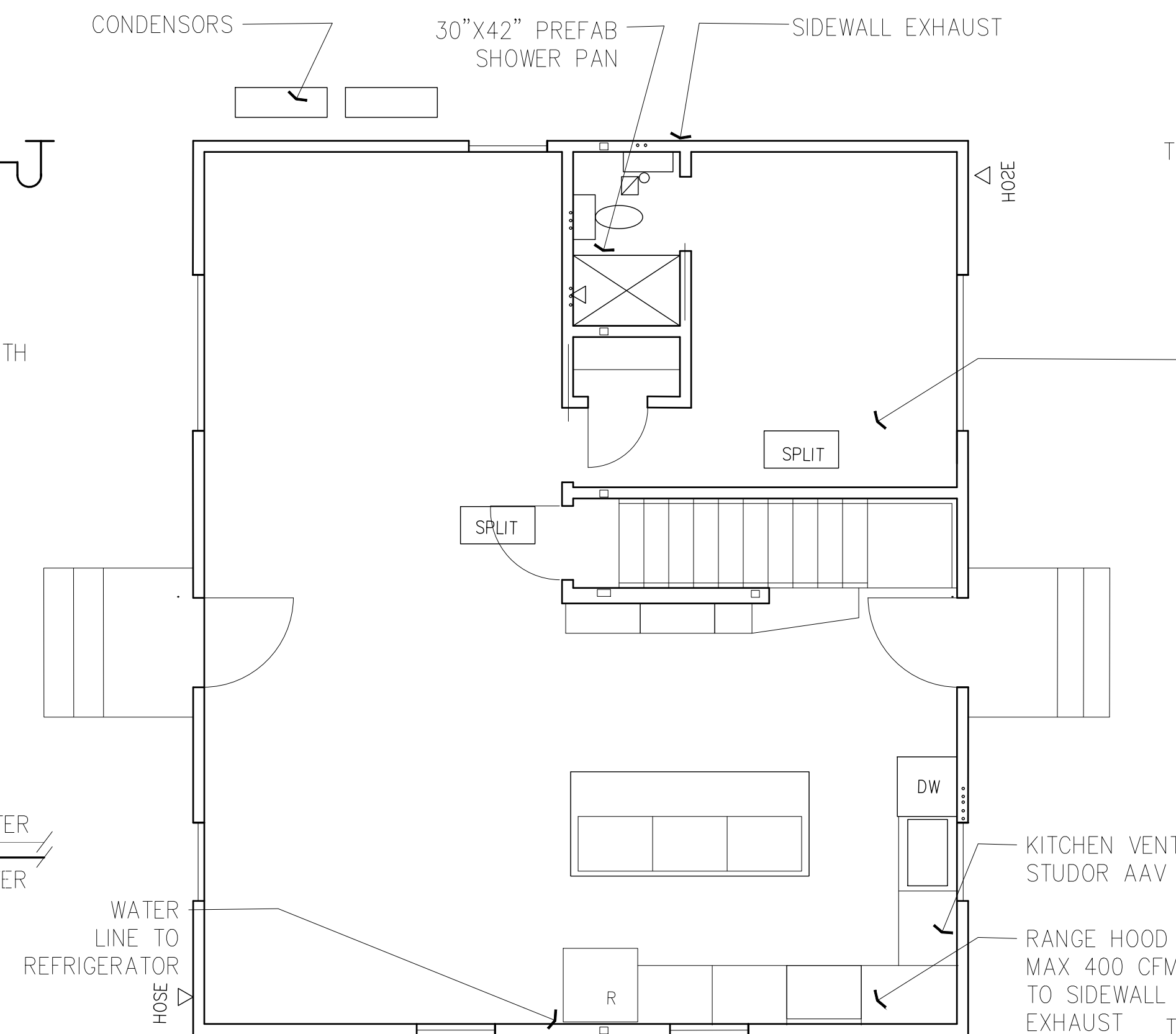
Clay & Carolyn
Kaiser
245 Liberty St
Beacon NY 12508
609-577-9909
December 14 2023

Elevations

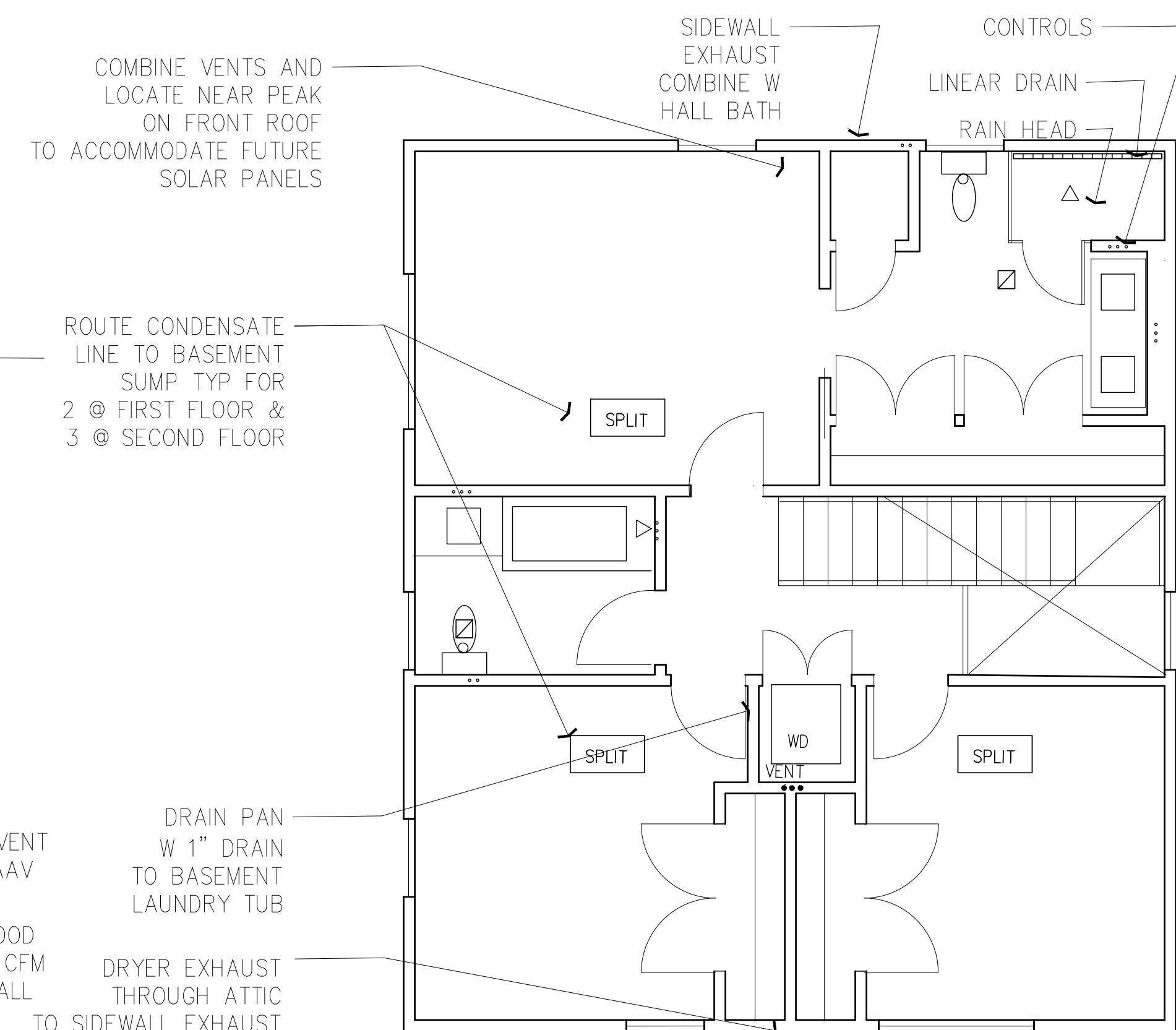
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① RISER DIAGRAM



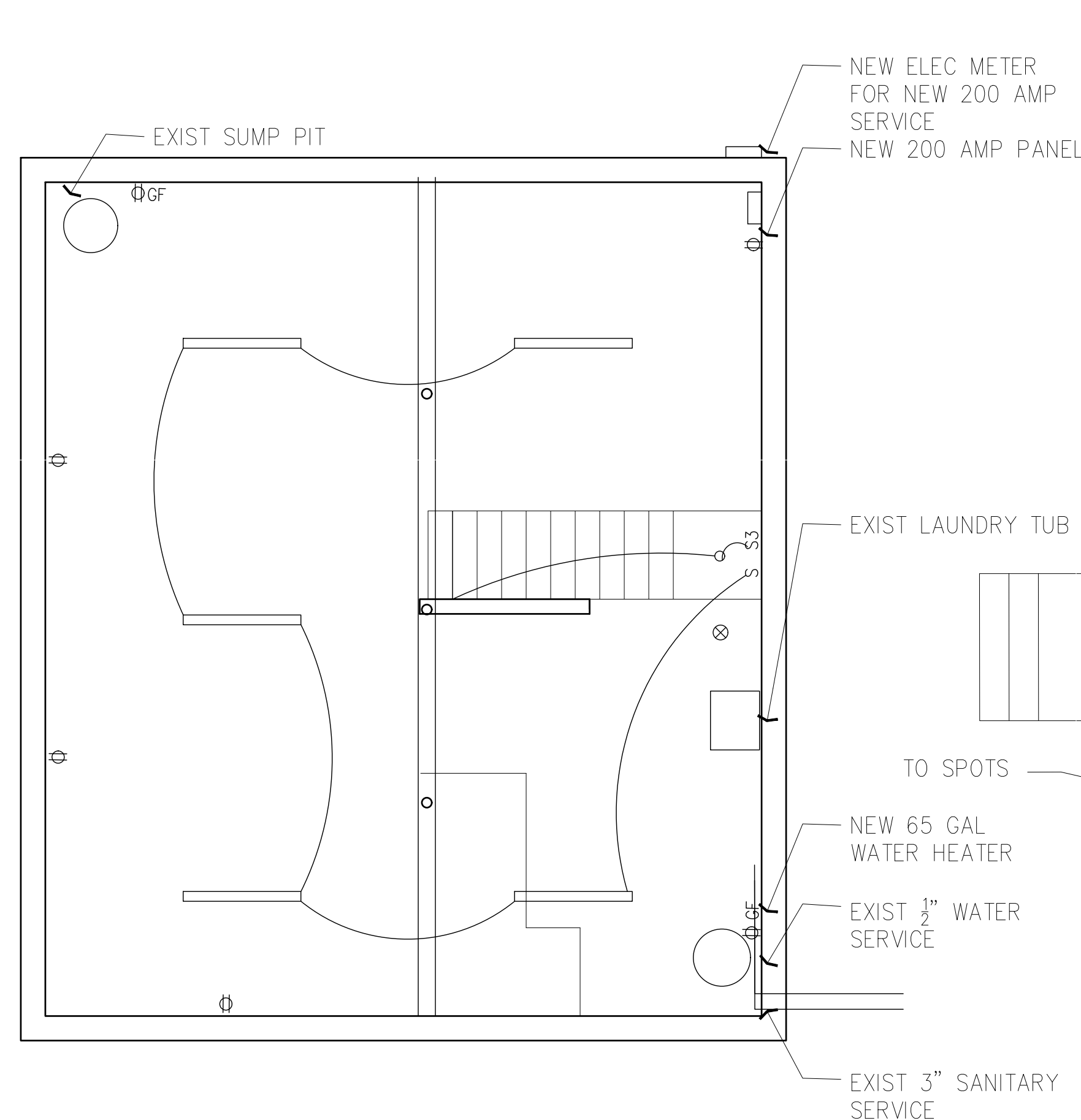
② MECH/PLUMB FIRST FL PLAN 1/4 = 1'-0"



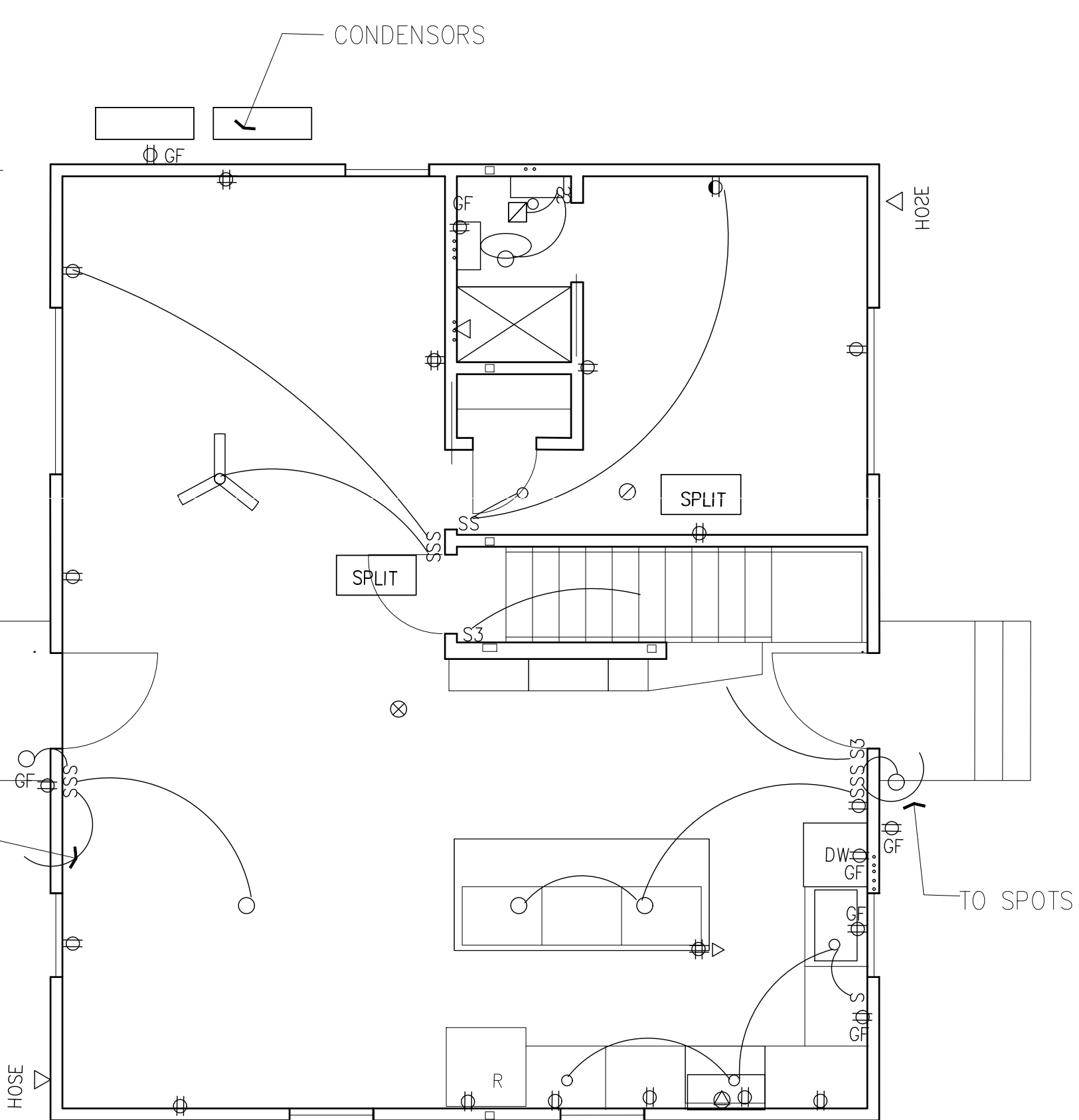
③ MECH/PLUMB SECOND FL PLAN 1/4 = 1'-0"

- Ø DUPLEX OUTLET
- ⊖ SWITCHED OUTLET
- # QUAD OUTLET
- ⊕ QUAD OUTLET W USB
- ⊗ RANGE/DRYER OUTLET
- S SWITCH
- S3 3 WAY SWITCH
- GF GROUND FAULT OUTLET
- TSTAT THERMOSTAT
- LIGHT FIXTURE
- LIGHT FIXTURE
- ⊗ HARD WIRED SMOKE DET
- ⊗ HARD WIRED CO2/SMOKE 1 @ EA FLOOR
- ⊗ EXHAUST FAN
- ⊗ CEILING FAN W DUAL SWITCH
- △ SHOWER HEAD/HOSE BIB
- SPLIT CEILING MTD VRF CASSETTE

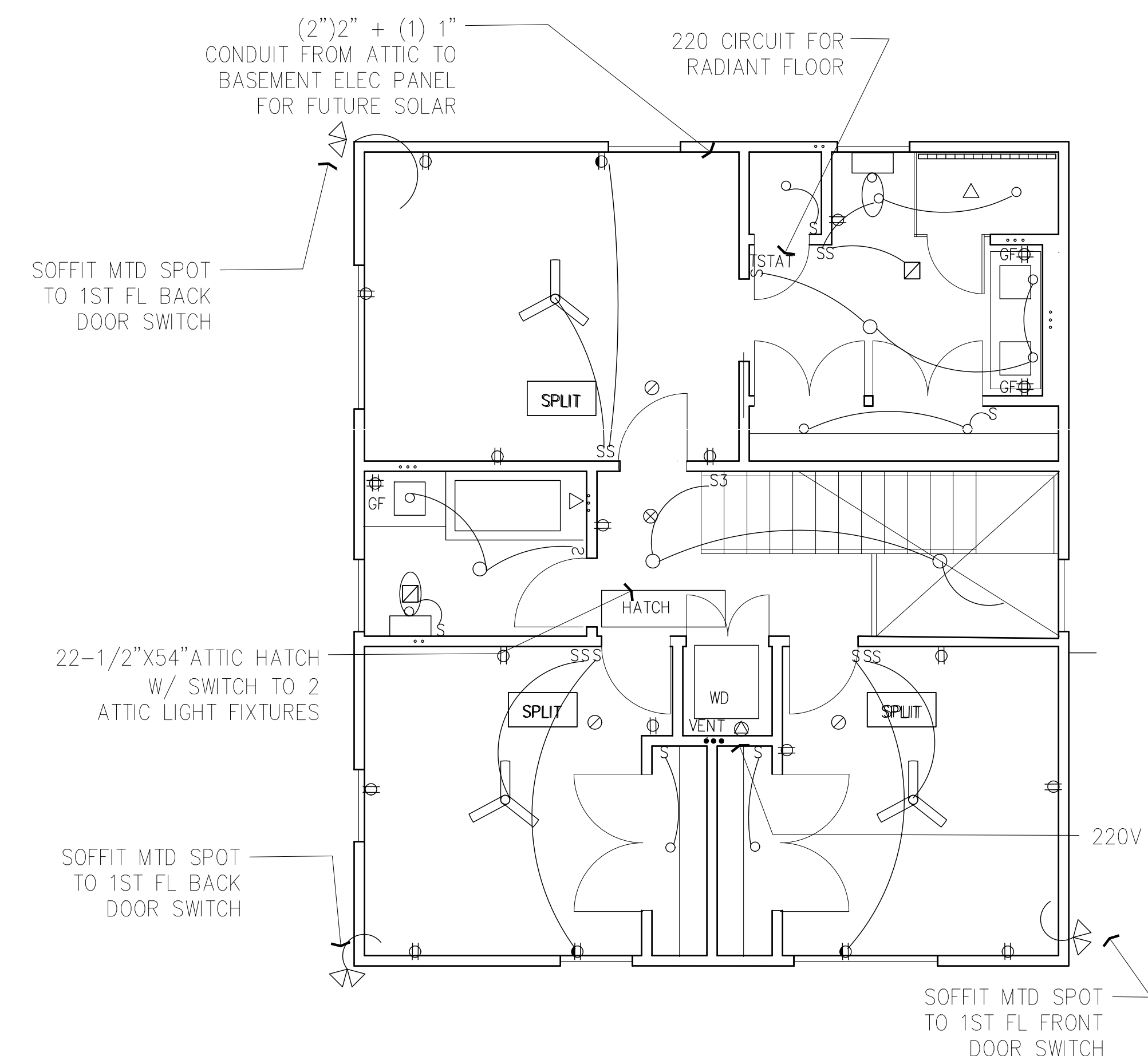
LEGEND



④ MEP BASEMENT PLAN 1/4 = 1'-0"



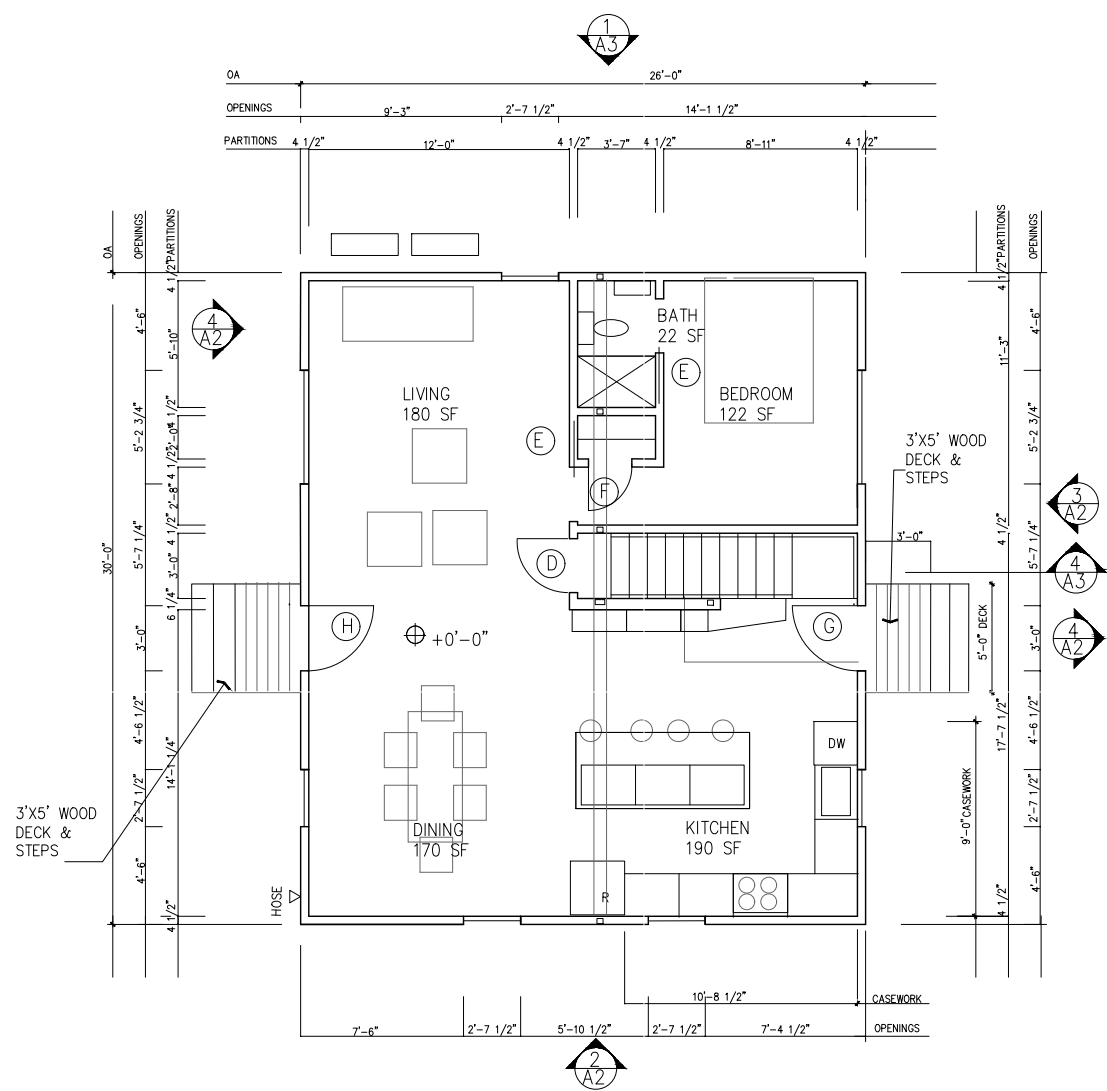
⑤ ELECTRICAL FIRST FL PLAN 1/4 = 1'-0"



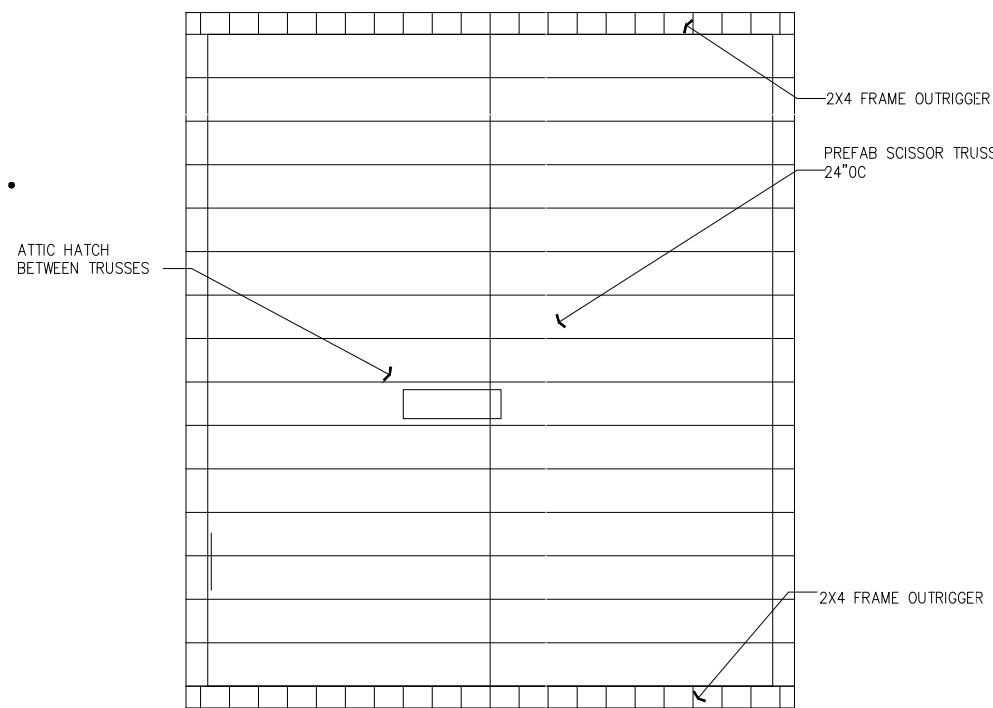
⑥ ELECTRICAL SECOND FL PLAN 1/4 = 1'-0"

Clay & Carolyn
Kaiser
245 Liberty St
Beacon NY 12508
609-577-9909
December 14 2023
MEP Plan

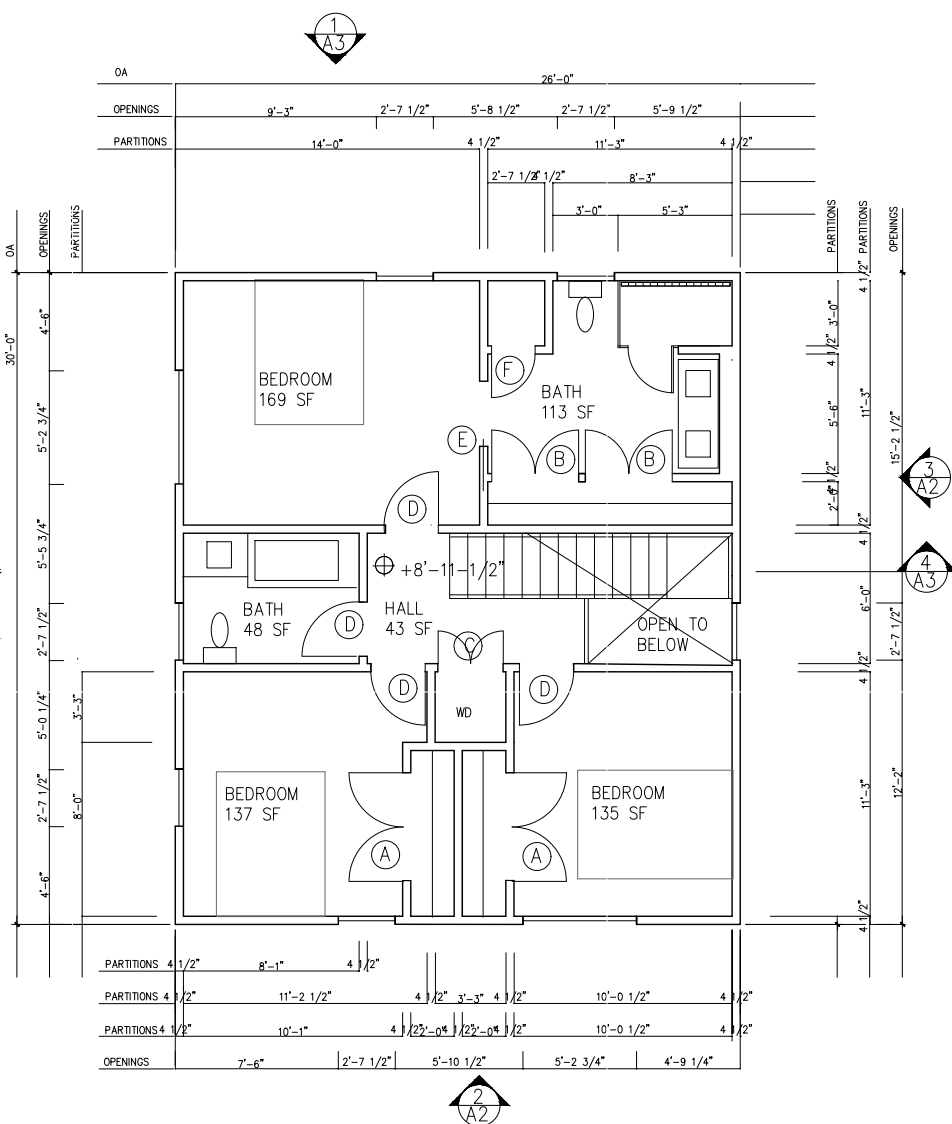
A4



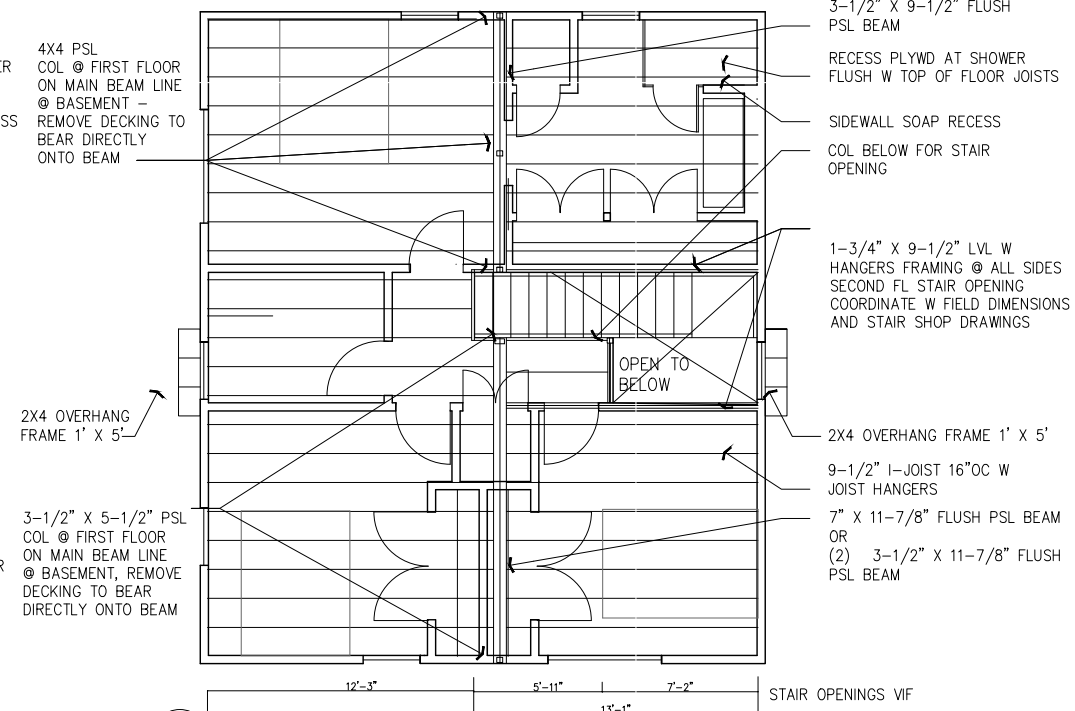
① FIRST FLOOR PLAN 1/4" = 1'-0"



③ ROOF FRAMING PLAN 1/4" = 1'-0"



② SECOND FLOOR PLAN 1/4" = 1'-0"

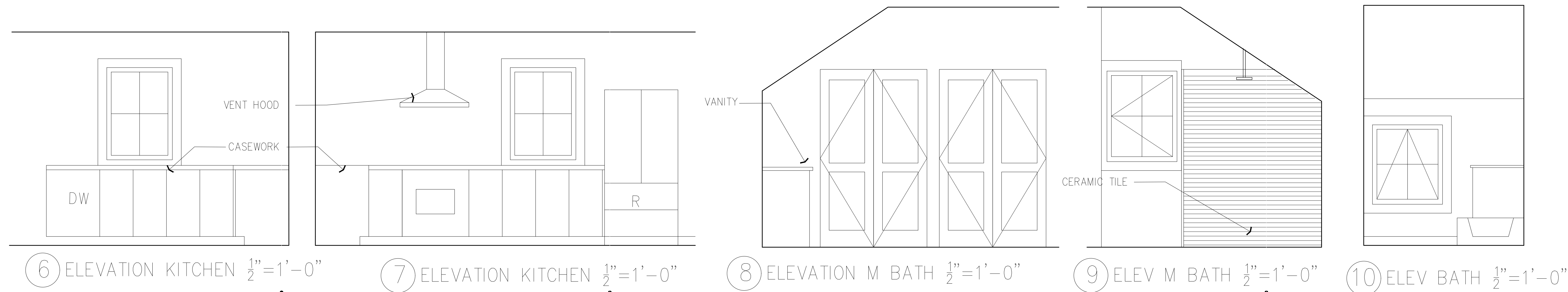
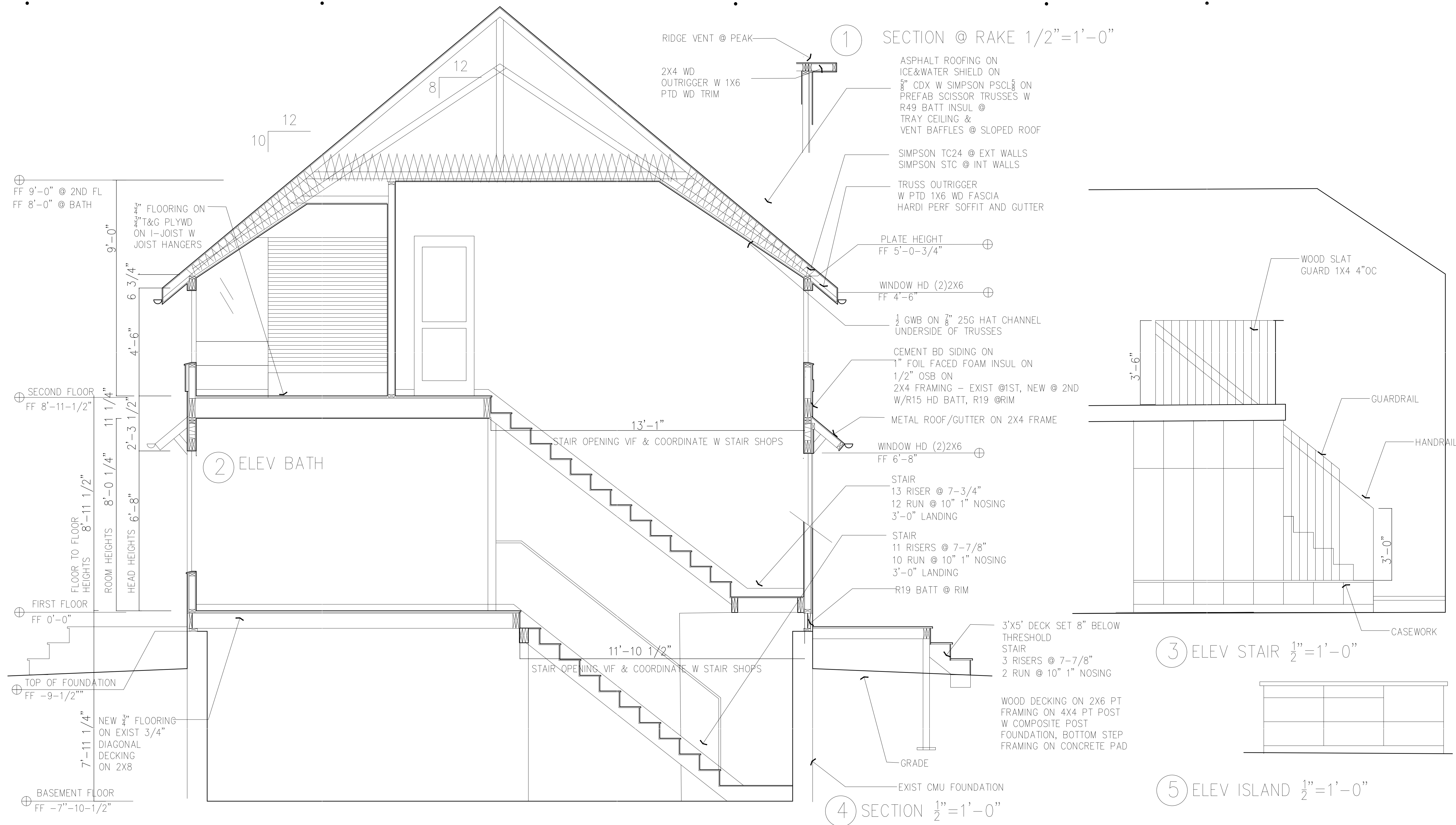


④ SECOND FLOOR FRAMING PLAN 1/4" = 1'-0"

Clay & Carolyn
Kaiser
245 Liberty St
Beacon NY 12508
609-577-9909
December 14 2023

Floor Plan
Site Plan

A1



Clay & Carolyn
Kaiser
245 Liberty St
Beacon NY 12508
609-577-9909
December 14 2023

Wall Sections

A3



City of Beacon Building Department

ALL ITEMS REQUIRED FOR PERMIT PROCESS MUST BE INCLUDED OR APPLICATION WILL NOT BE ACCEPTED (NO EXCEPTION)

1. A complete application signed by the owner.
2. An application for a Certificate of Occupancy/Compliance.
3. Completed Application Processing Restriction law affidavit.
4. Completed Individual/Entity Disclosure Form.
5. **One digital set of plans and specifications only if plans are larger than 11" x 17" and two complete sets of plans and specifications** are required for the construction or alteration of buildings or structures, signed and sealed by a registered architect or professional engineer.
6. Satisfactory proof consisting of a Certificate of Insurance, indicating that Workers' Compensation has been secured for all employees. Homeowners may submit an appropriate affidavit in lieu thereof (New York State Worker's Compensation Law, Section 56 form BP-1.)

Contractors that are not required to provide Workers Compensation insurance may apply to the New York State Workers' Compensation Board for form CE-200 (These exemption forms can only be used to attest to a government entity that an applicant requesting a permit, license or contract from that government entity is not required to carry NYS Workers' Compensation and/or disability benefits insurance).

Link to NYS Workers Compensation Board for CE-200 Form:

http://www.wcb.ny.gov/content/ebiz/wc_db_exemptions/wc_db_exemptions.jsp

7. A Dutchess County Real Property Tax Service Agency Address Request Form is required for construction on a vacant lot (request form from Building Department)



City of Beacon *Building Department*

INSTRUCTIONS

- a. This application must be complete and legible and submitted to the Building Inspector.
- b. Plot plan showing location of lot and of buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by one digital and two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of work to be performed, the materials and equipment to be used and installed, and details of structural, mechanical, electrical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Department will issue a Building Permit to the applicant/owner together with approved, duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of the work.
- f. All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Code and National Electric Code.
- g. All plumbing work to be done by a plumber licensed to work in the City of Beacon and shall comply with the City of Beacon Code and the New York State Uniform Fire Prevention and Building Code.
- h. All work to be done in accordance with the plans and specifications and no person shall make any change in said plans and specifications without the written consent of the Building Department.
- i. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy or Certificate of Compliance shall have been granted by the Building Department.
- j. At the Building Inspector's discretion, a certified "as built" plot plan may be required before a Certificate of Occupancy is issued.
- k. An Affidavit of final cost may be required prior to the issuance of a Certificate of Occupancy or Certificate of Compliance.

***PLEASE NOTE: ALONG WITH ALL REQUIRED INSPECTIONS THE OWNER, APPLICANT OR CONTRACTOR IS RESPONSIBLE TO SCHEDULE A FINAL INSPECTION TO CLOSE OUT THE PERMIT.**

BUILDING DEPARTMENT FEE SCHEDULE

<i>Application Fee for all permits unless otherwise noted</i>	\$50
<i>Certificates of Occupancy and Certificates of Compliance (in conjunction with a permit unless otherwise noted)</i>	\$50
<i>Refund (prior to commencement of work)</i>	1/2 of permit fee

*Occupancy use classification as set forth in the NYSBC.
Fee based on gross sq. ft. including utility, storage and basement area.*

Residential

1 & 2 Family Homes (New and Additions) (all finished areas including basement)	.50/sq. ft.
Renovation/Alteration	.25/sq. ft.
Structural Repair (that does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Carport	\$50
Garage (1 story)	.35/sq. ft.
Garage (2 story)	.45/sq. ft.
Pool - in ground	\$50
Pool - above ground	\$30
Deck/Porch	.25/sq. ft.
Covered/Enclosed Deck/Porch	.35/sq. ft.
Solar Panels	\$5/\$1,000 of Est. Cost
Miscellaneous work (does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Demolition	\$50/1,000 sq. ft. or part there of
Renewal - max 1 yr extension	\$35

Commercial

All - 'R' occupancy	\$50 per unit + .60/sq. ft.
All - B,M,	.75/sq. ft. up to 5,000 sq. ft. plus .30 sq. ft. over 5,000 sq. ft.
All = S,U,	.40/sq. ft. up to 5,000 sq. ft. plus .20/sq. ft. over 5,000 sq. ft.
All - A,F,E,H,I	\$1/sq. ft. up to 5,000 sq. ft. plus .50/sq. ft. over 5,000 sq. ft.
Renovation/alteration	one half of "new construction" cost set forth herein.
Structural Repair (that does not constitute renovation/alteration)	\$5/\$1,000 of Est. Cost
Demolition	\$100 plus .01 per sq. ft.
Renewal - maximum one (1) year extension	\$100 plus 1% of original BP fee

Other Building Department Fees

Storage Tanks	Remove and or install
Up to 500 Gallon	\$75
500-1100 Gallon	\$125
1100-5000 Gallon	\$250
5000 Gallon	\$350

(please note: fee is per removal and per installation - so if you remove and install up to 500 gallon tank fee is \$150)

Plumbing Reciprocal License (Separate Application)	\$350
Plumbing Permit	\$20 Application plus
(Separate Application)	\$7.50 per fixture

HVAC Permit (Heating and Air Conditioning)	\$100 (\$50 application fee and \$50
(Separate Application)	certification compliance)

Plumbing Reciprocal License (Separate Application)	\$350
Electrical Work Permit	Up to \$500 = \$20
(Separate Application)	\$500 - \$1,500 = \$30.00
	\$1,500 - \$3,500 = \$40.00
	> \$3,500 = \$50.00

Fire Suppression systems/equipment	
Fire Alarm System/equipment	
(installation or modification)	1.5% of approved cost



*City of Beacon
Building Department*

**APPLICATION FOR CERTIFICATE OF OCCUPANCY
OR CERTIFICATE OF COMPLIANCE**

DATE: _____

The undersigned requests that a Certificate of Occupancy be issued pursuant to

BUILDING PERMIT _____

CHANGE IN USE _____

OWNER Carolyn Kaiser & Clay Kaiser

APPLICANT Clay Kaiser

LOCATION 245 Liberty St

SECTION 6054 BLOCK 24 LOT 394925

PERMITTED USE: _____

Signature of Owner

245 Liberty St

Address

Beacon, NY 12508

FEE: \$50.00

APPROVED: _____

Building Inspector

DATE APPROVED: _____



City of Beacon Building Department

APPLICATION PROCESSING RESTRICTION LAW Affidavit of Property Owner

Property Owner: Carolyn Kaiser & Clay Kaiser

(Applicant)

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

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

Applicant Address: 245 Liberty St, Beacon, NY 12508

Project Address: 245 Liberty St, Beacon, NY 12508

Project Tax Grid #: 6054-24-394925

Type of Application: _____

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

I, Clay Kaiser, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **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 in 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

____ _

____ _

____ _

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Clay Kaiser
Address of Applicant: 245 Liberty St, Beacon, NY 12508
Telephone Contact Information: 609-577-9909

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Clay Kaiser	245 Liberty St, Beacon	609-577-9909	8/24/2023, TBE	11/08/2023, Dutchess County
Carolyn Kaiser	245 Liberty St, Beacon	612-247-5322	8/24/2023, TBE	11/08/2023, Dutchess County

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Clay Kaiser being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Clay Kaiser

(Signature) _____

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

*****This form cannot be used to waive the workers' compensation rights or obligations of any party.*****

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- ☒ I am performing all the work for which the building permit was issued.
- ☐ I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- ☐ I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a CE-200 exemption form; OR
- ◆ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

(Signature of Homeowner)

Clay Kaiser

(Homeowner's Name Printed)

(Date Signed)

Home Telephone Number **609-577-9909**

Property Address that requires the building permit:

245 Liberty St

Beacon, NY 12508

<i>Sworn to before me this _____ day of _____, _____.</i> <i>(County Clerk or Notary Public)</i>
--

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

LAWS OF NEW YORK, 1998
CHAPTER 439

The **general municipal law is amended by adding a new section 125** to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors -- Business Owners and Certain Homeowners

For **businesses and certain homeowners listed as the general contractors on building permits**, proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is **ONE** of the following forms that indicate that they are:
♦ insured (C-105.2 or U-26.3), ♦ self-insured (SI-12), or ♦ are exempt (CE-200), under the mandatory coverage provisions of the WCL. Any residence that is not a **1, 2, 3 or 4 Family, Owner-occupied Residence** is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a **1, 2, 3 or 4 Family, Owner-occupied Residence**, proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1 (12/08).

♦ Form BP-1 shall be filed if the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is listed as the general contractor on the building permit, and the homeowner:

♦ is performing all the work for which the building permit was issued him/herself,

♦ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or

♦ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

♦ If the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is hiring or paying individuals a total of **40 hours or MORE** in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(12/08), but shall either:

♦ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR

♦ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.



City of Beacon Building Department

Application for Building Permit

Approved: _____ 20 _____

Disapproved: _____ 20 _____

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, the installation of equipment or systems, or for removal or demolition, as herein described. The applicant/owner agrees to comply with all applicable laws, ordinances and regulations. Owner/applicant agrees not to occupy or use in whole or part any building or item covered under this application until a Certificate of Occupancy or Certificate of Compliance has been issued.

(Signature of owner)

Applicant Name Clay Kaiser Phone 609-577-9909

Address 245 Liberty St, Beacon, NY 12508

Location of Construction or Use 245 Liberty St, Beacon, NY 12508

Tax Grid Number 6054-24-394925

Owner Name Carolyn Kaiser & Clay Kaiser Phone 609-577-9909

Address 245 Liberty St, Beacon, NY 12508

NATURE OF PROPOSED WORK:

☒ **RESIDENTIAL**

☐ **COMMERCIAL**

☐ **Structure is located in a Flood Plain**

☐ **Structure is not located in a Flood Plain**

_____ Construction of New Building	_____ sq. ft.	_____ Addition to Existing Building	<u>683</u> sq. ft.
_____ Repair to Existing Building	_____ sq. ft.	_____ Alteration	<u>743</u> sq. ft.
_____ Conversion – Change in Use	_____ sq. ft.	_____ Demolition	_____ sq. ft.
_____ Garage, Attached	_____ sq. ft.	_____ Garage, Detached	_____ sq. ft.
_____ Deck/Porch (enclosed, covered)	_____ sq. ft.	_____ Deck/Porch (open)	_____ sq. ft.
_____ Above Ground Pool		_____ In-Ground Pool	
_____ Electrical Installation		_____ Other	_____

ESTIMATED COST OF CONSTRUCTION: \$100,000

Description of Work second floor addition/first floor renovation

Size of Structure (dimensions): 26 ft x 30 ft Square Footage: 1426

Height: 27 ft Number of Stories: 2 Number of Dwelling Units: 1

No. of Bedrooms: 4 No. of Bathrooms: 3

Contractor Information

Contractor Name: _____ Phone: _____

Address: _____

Licensed Plumber: _____ Phone: _____

Address: _____

Licensed Electrician: _____ Phone: _____

Address: _____

Heating Contractor: _____ Phone: _____

Address: _____

Building Department use only:

Application Fee: _____ = \$50.00

Certificate of Occupancy: _____ \$50.00 if applicable = _____

Fee: Building Permit Schedule _____ = _____

TOTAL FEE

=