



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**November 19, 2024
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet on Tuesday, November 19, 2024, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Regular Meeting

1. Approval of the October 16, 2024, minutes
2. Continue review and public hearing on application submitted by John and Gina Canen, 41 Verplanck Avenue, Tax Grid No. 30-5955-83-844052-00, in the R1-5 Zoning District, to legalize the additions (new parking spaces) to the existing driveway of the home, where said additions (new parking spaces) have been constructed in the required front yard of the home, which requires relief from the following: Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Â§223-17C.
3. ***THIS APPLICATION HAS BEEN ADJOURNED TO THE DECEMBER 17th AGENDA AT THE REQUEST OF THE APPLICANT*** Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, in the T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following: Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)
4. Review and public hearing on application submitted by Jamie Thivierge, 100 Washington Avenue, Tax Grid No. 6054-31-364761, in the R1-10 Zoning District, to legalize an existing 8 ft

x 20 ft covered porch and to construct a new 8 ft x 26 ft open rear deck with stairs, which requires relief from the following: Section 223-17.D. to allow for a 26 ft and 4 $\frac{3}{4}$ in rear yard setback (35 ft required) and Section 223-17.D to allow for a 8 ft 6 in side yard setback (15 ft required)

5. Review and public hearing on application submitted by Nicholas and Alana Mikhalevsky, 113 DePuyster Avenue, Tax Grid No. 6054-40-411749, in the R1-10 Zoning District, to demolish an existing one-story addition and allow the construction of a two-story addition to the rear of the existing home where the 2nd floor will overhang the first floor, which requires relief from the following: Section 223-17.D. to allow for a 12 ft 3 in side yard setback (15 ft required)
6. Review and public hearing on application by Rachel Saunders, 30 Willow Street, Tax Grid No. 5955-83-875010, in the R1-5 Zoning District, to construct a new rear porch and deck to the existing home, which requires relief from the following: Section 223-17.D. to allow for a 6 ft side yard setback (10 ft required)

**City of Beacon Zoning Board of Appeals Agenda
11/19/2024**

Title:

Approval of the October 16, 2024, minutes

ATTACHMENTS

City of Beacon Zoning Board of Appeals Agenda
11/19/2024

Title:

Continue review and public hearing on application submitted by John and Gina Canen, 41 Verplanck Avenue, Tax Grid No. 30-5955-83-844052-00, in the R1-5 Zoning District, to legalize the additions (new parking spaces) to the existing driveway of the home, where said additions (new parking spaces) have been constructed in the required front yard of the home, which requires relief from the following:

Section 223-26 C. (1) Location. The off-street parking facilities which are required by this section shall be provided on the same lot or premises with such structure or land use; except that off-street parking spaces required for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that a binding agreement, in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility. In any residence district, no off-street parking facility shall be developed in any required front yard or in any required side or rear yard adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in §223-17C.

ATTACHMENTS

[41 Verplanck ZBA supplemental submission 11.19.24.pdf](#)

Purpose to cut driveway and remove portions outside of dotted lines. This action would leave a driveway that is 19ft across by the house and 20ft across by the sidewalk. Bruce from the building department came to our house and measured it himself.

41 VERPLANK AVE - 2BA

INSPECTION REPORT
 CITY OF BEACON, COUNTY OF DUTCHESS, NEW YORK
 Phone 838-5020 Fax 838-5026

ACTIVITY OR OPERATION: SITE VISIT. PERMIT #: _____

NAME OF APPLICANT: CANEN PHONE NO.: _____

LOCATION: 41 VERPLANCK AVE.

TAX GRID NUMBER: 5955-83-844052

AN INSPECTION OF YOUR FACILITY HAS REVEALED THE FOLLOWING:

Discussed Driveway to
 cut back concrete to make driveway
 5' from property line and driveway
 width of 20 ft for 2 cars.

Curb cut 15' flat

5' angle on each side

☐ **APPROVED**

Permission is granted to proceed. Corrections, if any, are required to be made prior to next inspection.

☐ **FAILED**

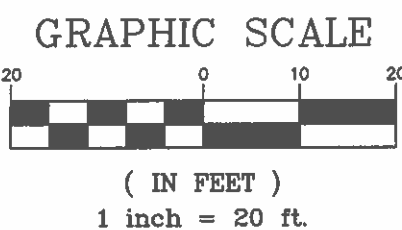
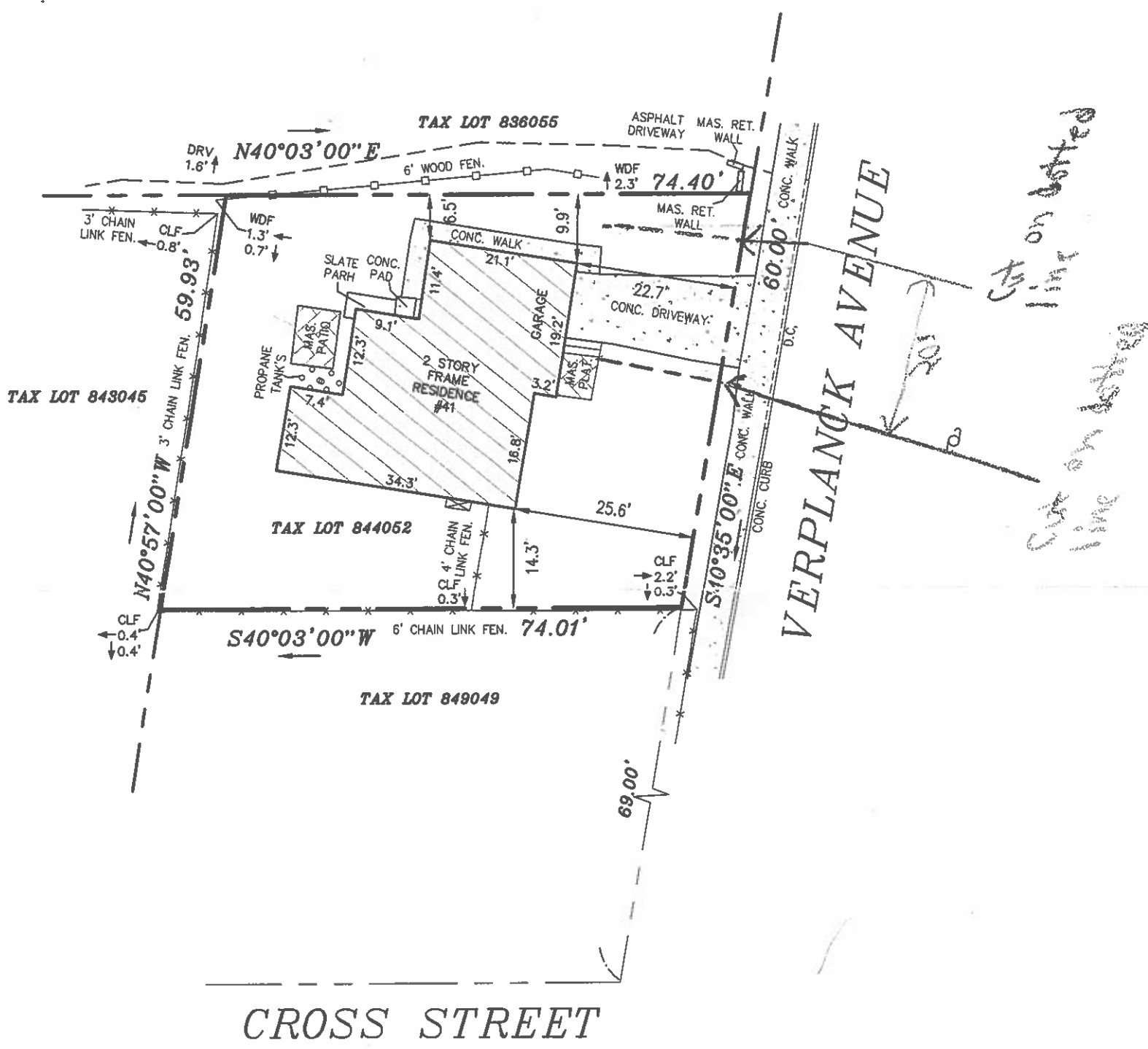
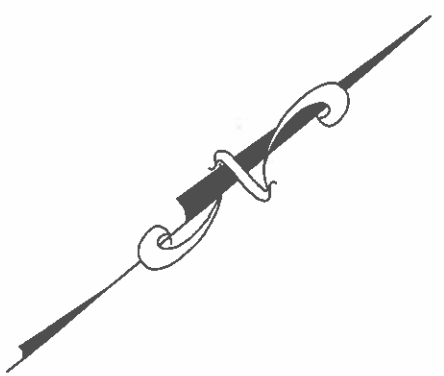
You are directed not to proceed. Corrections must be made and re-inspected prior to approval to proceed.

Date

Inspecting Officer

Received by

SYMBOL LEGEND		
MONUMENT FND	MANHOLE	TEST HOLE
I.P. / I.B. FND	"A"-INLET	TREE
I.P. / I.B. SET	"B"-INLET	SHRUB
SPOT ELEVATIONS	YARD INLET	BOLLARD
UTILITY POLE	ELECTRIC METER	WETLAND FLAG
GUY WIRE	GAS METER	CANT. CANTILEVER
UTILITY POLE W/LIGHT	WATER METER	FE. FENCE
LIGHT POLE	GAS VALVE	MAS. MASONRY
SIGN	WATER VALVE	PLAT. PLATFORM
PVC FENCE (PVC)	O/H OVERHANG	W.W. WINDOW WELL
STOCKADE FENCE (STK)	R/O ROOF OVER	B/W BAY WINDOW
CHAIN LINK FENCE (CLF)	D.C. DEPRESSED CURB	C/E CELLAR ENTRANCE
WIRE FENCE	G.O.L. GENERALLY ON LINE	A/C UNIT
FIRE HYDRANT	R.O.W. RIGHT OF WAY	STAKE
CROSS CUT		
O/L		



LOT AREA
4,392.66 S.F.
0.10 AC.

GUARANTEED TO:
TITLE NO. 02-75626
JOHN CANEN & GINA CANEN
EQUITY LAND ABSTRACT
FIRST AMERICAN TITLE INSURANCE COMPANY
ROCKET MORTGAGE, LLC



SCALICE
land surveying

mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

DR.:MC	CREW.:PR	SCALE: 1" = 20'	TAX MAP NO. 5955-83-844052
DATE SURVEYED: 12/20/2022		JOB No. D22-4474	

SURVEY OF PROPERTY

41 VERPLANCK AVENUE
SITUATE
CITY OF BEACON
TOWN OF BEACON
DUTCHESS COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO OUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

City of Beacon Zoning Board of Appeals Agenda
11/19/2024

Title:

*****THIS APPLICATION HAS BEEN ADJOURNED TO THE DECEMBER 17th AGENDA AT THE REQUEST OF THE APPLICANT***** Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-27-820961-00, in the T Zoning District, to reconstruct and convert an existing two (2)-story accessory building (garage) into a dwelling unit, which will be connected to the main building via a proposed covered deck and breezeway connection, thus creating a three (3)-family home on the property as one structure, which requires relief from the following: Section 223-17. D. to allow for a 1.0 ft side yard setback (10 ft required) and Section 223-17. D. to allow for a 1.49 ft rear yard setback (20 ft required)

ATTACHMENTS

[5 Willow ZBA 10.16.24 app.pdf](#)

[5 Willow St denial ltr 8.5.24.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 1_Site Plan ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 2_Existing Conditions Demo Plan_ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16.24 Sheet 3_Building Plans_ZBA Resubmission_1_240924.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Susan BattersbyADDRESS: 5 Willow StreetBeacon, NY 12508

TELEPHONE: _____

E-MAIL: _____

APPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Aryeh Siegel ArchitectADDRESS: 84 Mason CircleBeacon, NY 12508TELEPHONE: 845-838-2490

E-MAIL: _____

PROPERTY LOCATION: 5 Willow StreetZONING DISTRICT: TTAX MAP DESIGNATION: SECTION 5954BLOCK 27 LOT 820961

Section of Zoning Code appealed from or Interpretation desired:

Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D.Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D

Reason supporting request:

The accessory building proposed to be used as a dwelling unit is existing. Renovation would allow restoration of existing 1800s barn and the applicant's family to occupy the property to provide support.

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

Site Plan, survey, existing and proposed floor plans.Date: September 24, 2024

Owner's Signature



Applicant's Signature

Fee Schedule

AREA VARIANCE \$ 250

USE VARIANCE \$ 500

INTERPRETATION: \$ 250

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Susan Battersby

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: 5 Willow Street

Project Address: 5 Willow Street

Project Tax Grid # 5954-27-820961

Type of Application Zoning Board Variance 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, Susan Battersby, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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



Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)
 ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)
 ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO

YES

Initial

MP

—

—

—

—

—

—

KLJM
KLJM

text here

FOR OFFICE USE ONLY

Application #

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 AName of Applicant: Jeffery Battersby, (POA Susan C. Battersby)Address of Applicant: 1 Mountain Lane, Beacon, NY 12508Telephone Contact Information: 845.705.4588**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.
of Susan C. Batts				

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

(Print) Jeffery Battersby

(Signature)





CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

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

August 5, 2024

Susan Battersby
1 Mountain Lane
Beacon, NY 12508

Dear Mrs. Battersby,

I have received your application for the reconstruction of the existing garage to be converted to a dwelling unit and breezeway connection to the main building for your property located at 5 Willow Street (Grid #5954-27-820961) which is in the Transitional Zoning District (T District). When complete this would create a 3-family home on the property as one structure. The application is being denied at this time due to insufficient side and rear yard setbacks which are required for the main building on the property. The required setback for the side yard is 10' and the rear yard is 20'. As per the proposed plan only 1.0' is being provided on the side yard and 1.49' proposed in the rear yard.

223-17. D Schedule of Dimensional Regulations

Side Yard

Required side yard setback 10'

Proposed side yard setback 1.0'

The requested variance is 9.0'

Rear Yard

Required ~~side~~^{rear} yard setback 20'

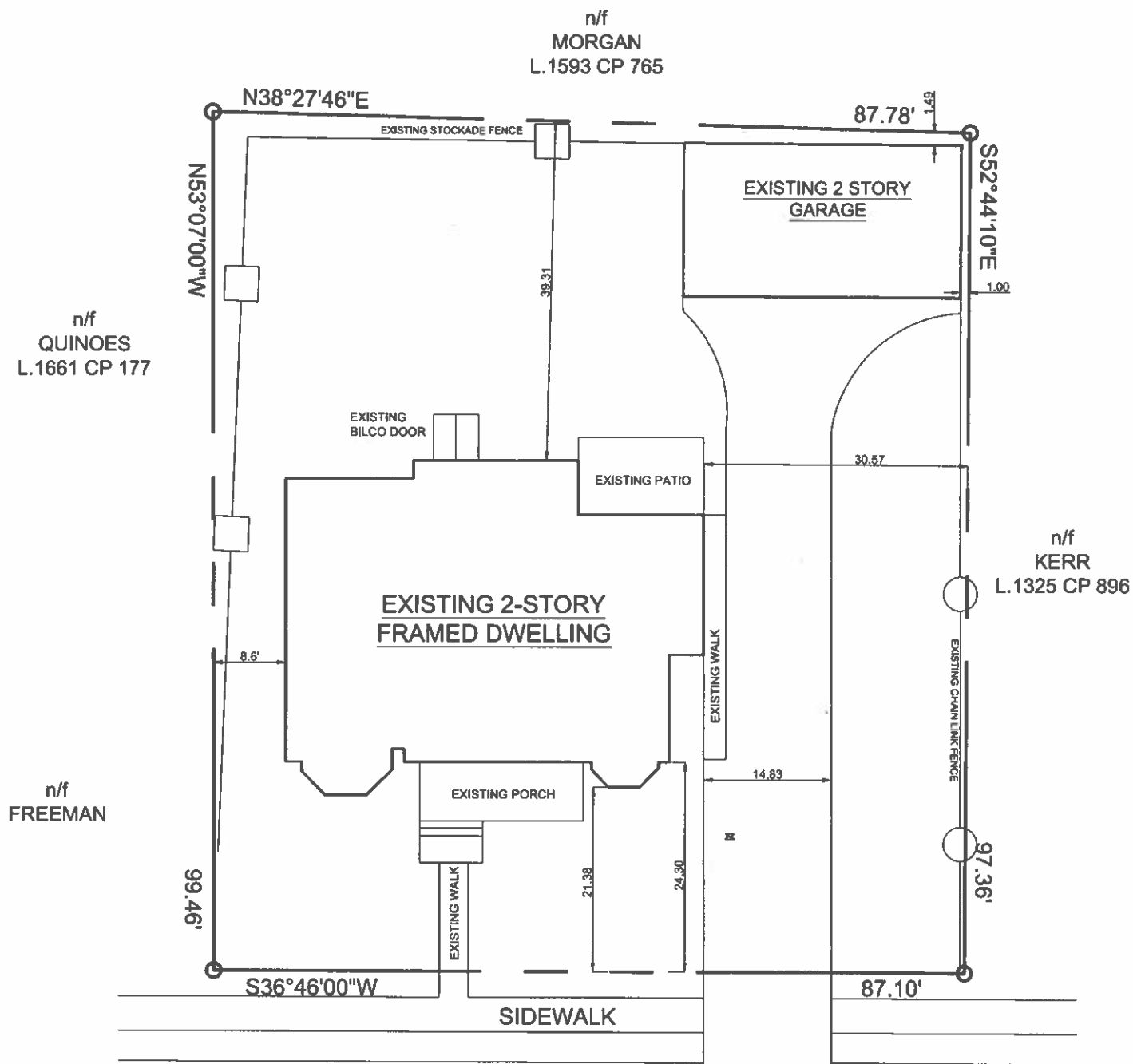
Proposed ~~side~~ yard setback 1.49'

The requested variance is 18.51'

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,

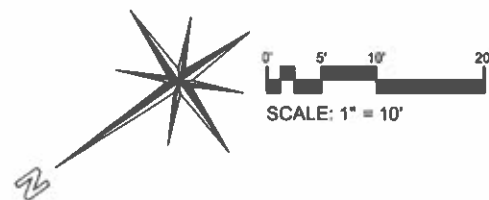
Bruce Flower
Building Inspector



WILLOW STREET

EXISTING CONDITIONS INFORMATION FROM
A PAPER COPY OF A SURVEY BY PETER
HUSTIS, L.L.S. DATED JULY 28, 2003

REQUIRED.



2,500 SF/DWELLING.

SIDE 10'
REAR 20'

8276 SF. EXISTING.

T-ZONE.

3 DWELLINGS OK
7500 REQUIRED.

Zoning Regulations Table																	
	Maximum Lot Size Area				Required Setbacks			Existing Setbacks			Maximum Building Height	Existing Building Height					
	Area	Per Unit	Width	Depth	Front	Side	Rear	Front	Side	Rear							
Zoning District																	
T (Transitional)	5000	2500	50	100	10'	10'	20'	78.25'	1.0' ** 54.6'	1.49' **		2.5 Stories 35'	2 Stories				
** Variance required																	



Location Map

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-27-820961
Lot Area:	8,604 square feet
Existing Building Footprint:	1,569 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Two Family Residential & Vacant Barn / Garage
Proposed Use:	Multi-Family Residential for a total of 3 Dwelling Units

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit	2 existing dwelling units + 1 new dwelling unit	6 parking spaces
Total Required Parking Spaces		6 Parking Spaces
Total Proposed Parking Spaces		6 Parking Spaces

- Notes:
- The application is for the conversion of an existing accessory structure (garage) to a dwelling unit in a multi-family dwelling.
 - The existing 2-family house will be connected to the existing accessory structure with a new breezeway connection to create a 3-family residence in one structure.
 - The existing accessory structure is a historic barn/garage that has been in its existing location for decades. The Applicant intends to restore the historic structure and incorporate it into the proposed multi-family house, which is permitted in the T District.
 - The Applicant requests a Variance for the Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 9.0 feet
 - The Applicant requests a Variance for Rear Yard Setback where 20 feet is required and 1.49 foot minimum exists, per § 223-17D. Schedule of Dimensional Regulations. The requested variance is 18.51 feet.
 - Applicant does not believe an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of this variance since the accessory structure has been in place for decades.
 - The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - The applicant does not believe the requested variance is substantial since the accessory structure has been in place for decades.
 - The applicant does not believe the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district since the accessory structure has been in place for decades.
 - The applicant does not believe the difficulty was self-created. However, if the Zoning Board finds that the difficulty was self-created, the consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions Plan
Sheet 3 of 3	Plans and Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Variance Application

Sheet 1 of 3 - Site Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024



Existing Photos

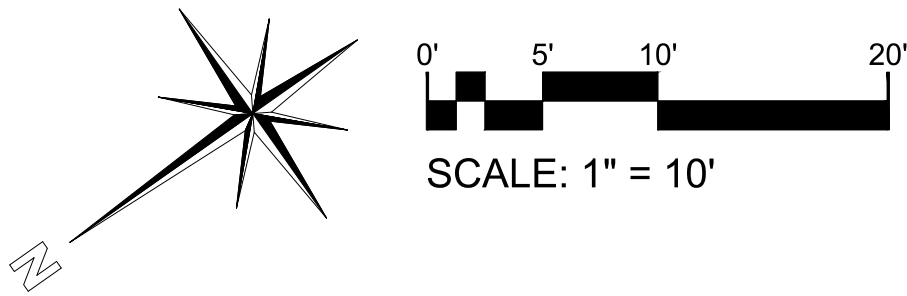


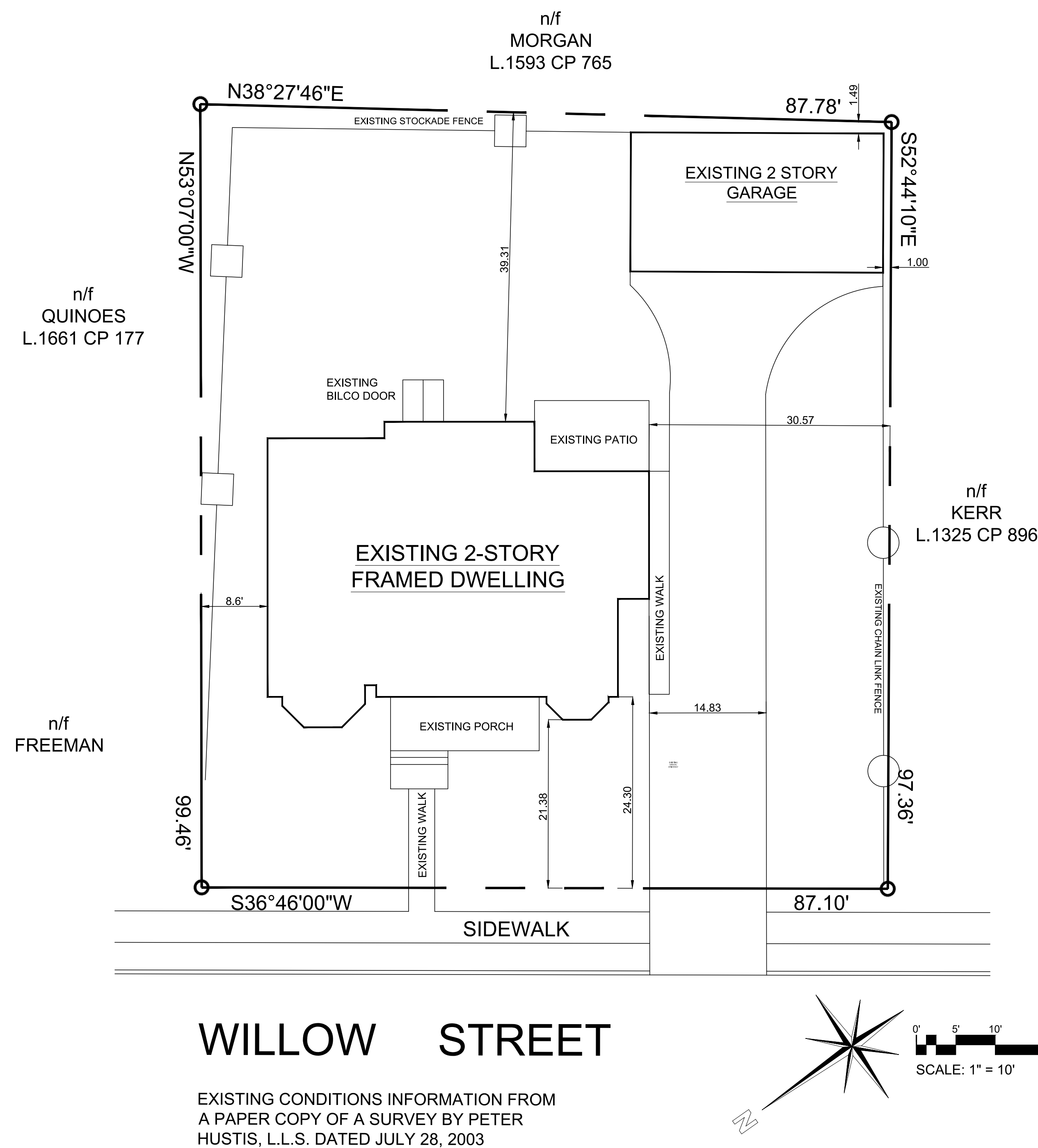
Site Plan

Scale: 1" = 10'

WILLOW STREET

SITE PLAN INFORMATION FROM A SURVEY
BY PETER HUSTIS, L.L.S. DATED JULY 28,
2003



[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

WILLOW STREET

EXISTING CONDITIONS INFORMATION FROM
A PAPER COPY OF A SURVEY BY PETER
HUSTIS, L.L.S. DATED JULY 28, 2003

Variance Application

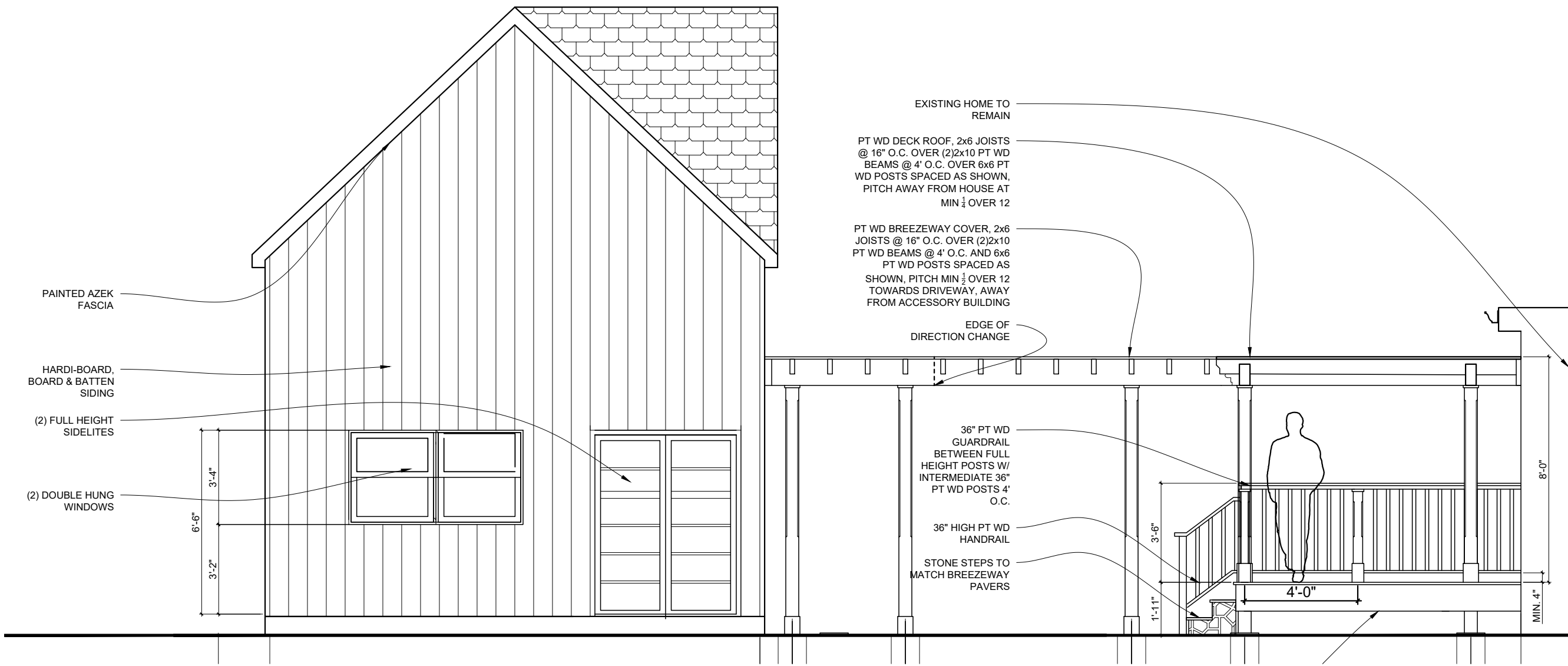
Sheet 2 of 3 - Survey / Existing Conditions Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 24, 2024

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

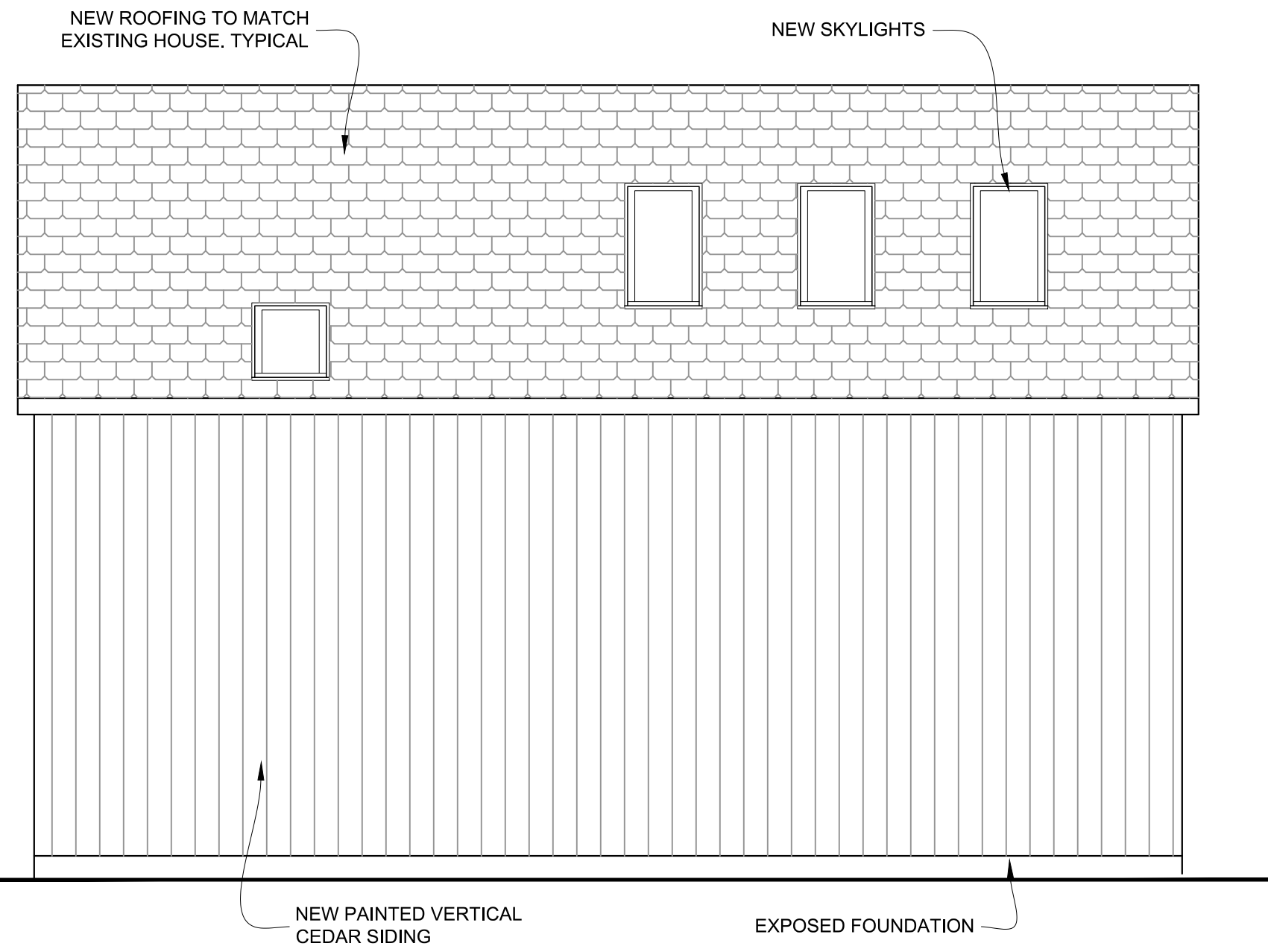
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508



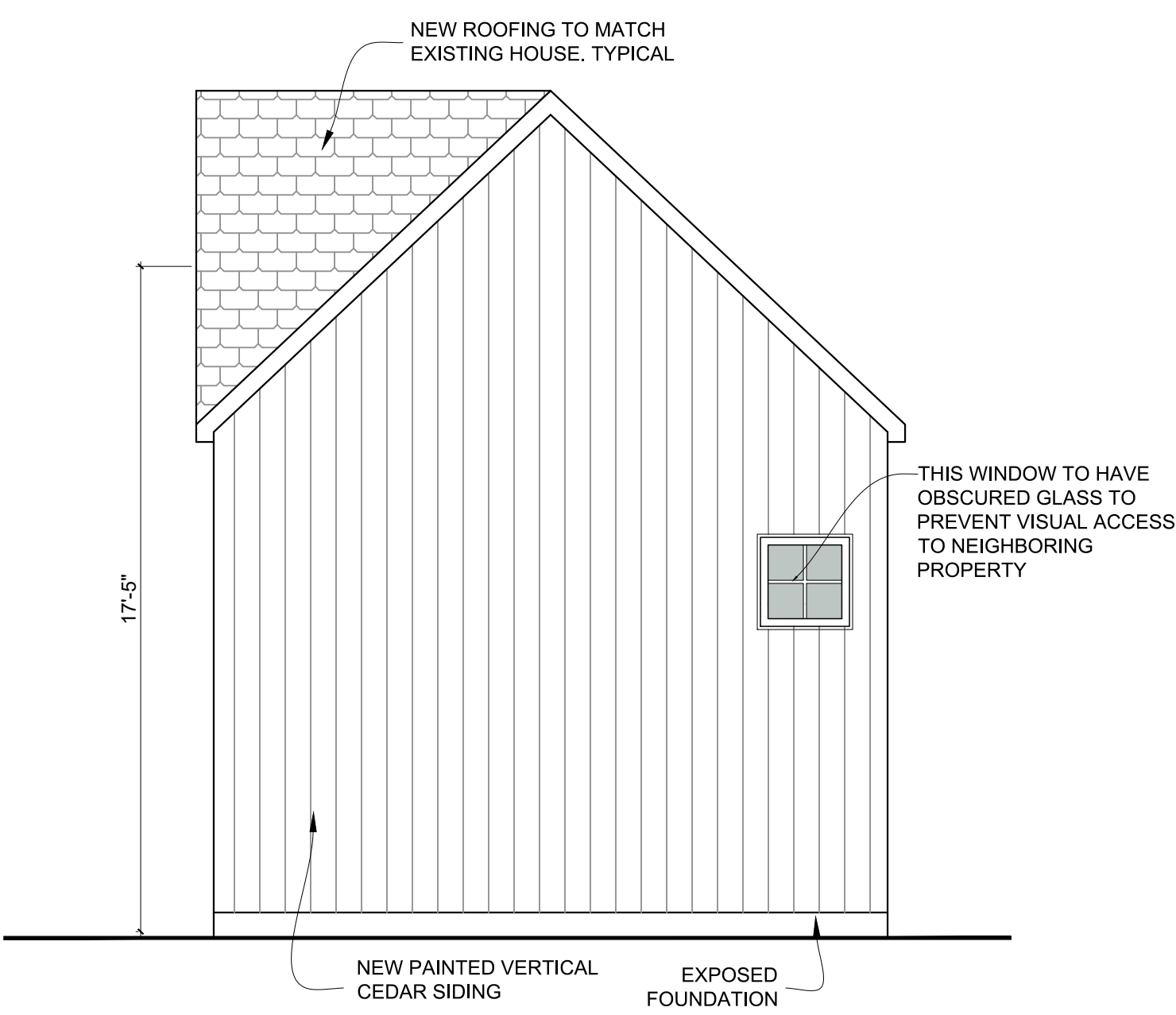
Right Side Elevation



Front Elevation

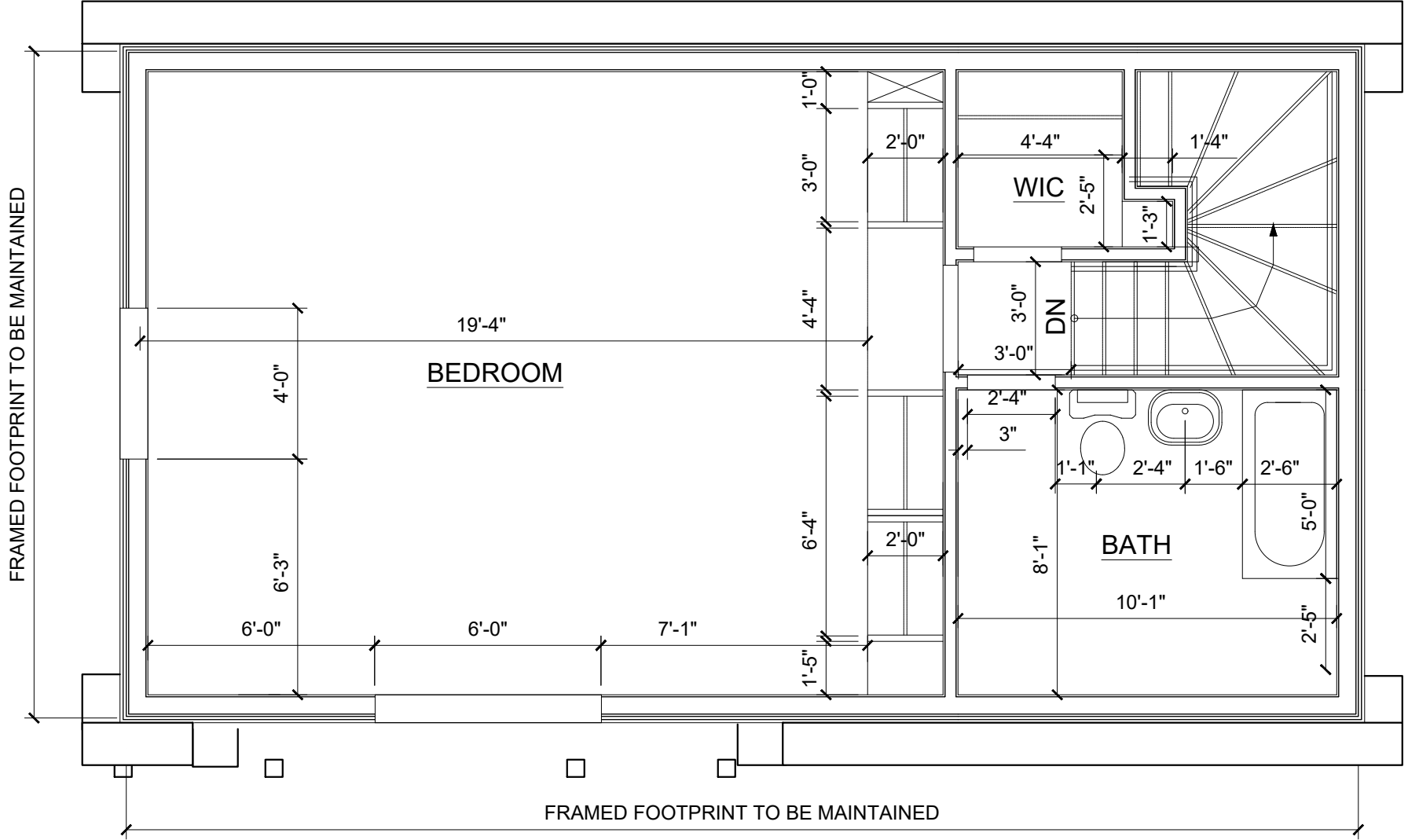


Rear Elevation



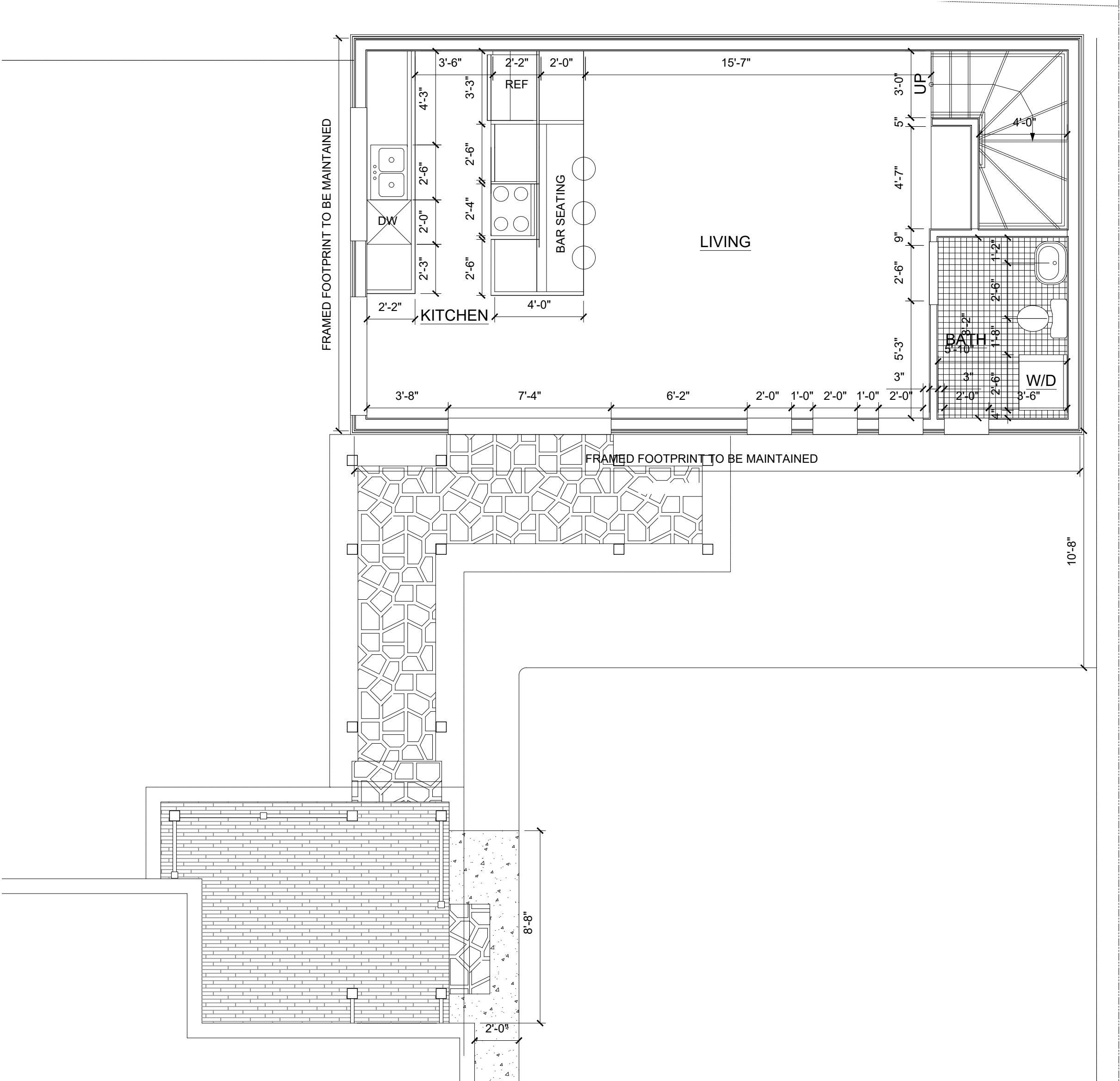
Left Side Elevation

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



2nd Floor Plan

Scale: 1/4" = 1'-0"



1st Floor Plan

Scale: 1/4" = 1'-0"

Variance Application

Sheet 3 of 3 - Plans & Elevations

5 Willow Street

Beacon, New York

Scale: As Noted

September 24, 2024

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

City of Beacon Zoning Board of Appeals Agenda
11/19/2024

Title:

Review and public hearing on application submitted by Jamie Thivierge, 100 Washington Avenue, Tax Grid No. 6054-31-364761, in the R1-10 Zoning District, to legalize an existing 8 ft x 20 ft covered porch and to construct a new 8 ft x 26 ft open rear deck with stairs, which requires relief from the following: Section 223-17.D. to allow for a 26 ft and 4 ¾ in rear yard setback (35 ft required) and Section 223-17.D to allow for a 8 ft 6 in side yard setback (15 ft required)

ATTACHMENTS

[100 Washington Ave denial ltr 11.8.24.pdf](#)

[100 Washington ZBA 11.19.24 app.pdf](#)

[100 Washington ZBA 11.19.24 ltr variance request.pdf](#)

[100 Washington ZBA 11.19.24 supporting doc.pdf](#)

[100 Washington ZBA 11.19.24 Ariel View.pdf](#)

[100 Washington ZBA 11.19.24 Side-Rear Yard Pics.pdf](#)

[100 Washington ZBA 11.19.24 _A-1.pdf](#)

[100 Washington ZBA 11.19.24 SP-1.pdf](#)

[100 Washington ZBA 11.19.24 SURVEY \(AS BUILT\).pdf](#)

[100 Washington ZBA 11.19.24 public comment Ebeling.pdf](#)



CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

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

November 8, 2024

Jamie Thivierge
100 Washington Ave.
Beacon, NY 12508

Dear Mrs. Thivierge,

I have received your application for legalization of an existing 8' x 20' covered porch which was built without a building permit and new 8' x 26' open rear deck with stairs on the property located at 100 Washington Ave (Grid # 6054-31-364761) which is in the R1-10 Zoning District. This application is being denied at this time due to insufficient rear and side yard setbacks which are required to be 35' at the back and 15' at the side of the home. As per the submitted plan only 26' - 4 3/4 " is being proposed at the rear of the home and 8' - 6" at the side.

223-17. D Schedule of Dimensional Regulations

Required rear yard setback 35'
Proposed rear yard setback 26' - 4 3/4 "
The requested variance is 8' - 7 1/4 "

Required side yard setback 15'
Proposed side yard setback 8' - 6"
The requested variance is 6' - 6"

*October 12, 1982 a variance was granted for the original home prior to construction for the 6' setback in the R1-10 zone but does not apply to the covered porch addition.

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

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Jamie ThiviergeADDRESS: 100 Washington Ave., Beacon NY 12508TELEPHONE: 845-541-5413E-MAIL: thiv20@aol.comAPPLICANT (if not owner): Terry ThiviergeADDRESS: 100 Washington Ave., Beacon NY 12508TELEPHONE: 845-728-5402E-MAIL: thiv20@aol.com

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 100 Washington AveZONING DISTRICT: R1 - 10TAX MAP DESIGNATION: SECTION 6054BLOCK 31 LOT 364761

Section of Zoning Code appealed from or Interpretation desired:

A 35' Rear Yard Setback and 15' Side Yard Setback are required in the zoning district of R1-10 per 223-17D.Relief from the rear and side yard setbacks is desired.

Reason supporting request:

Legalization of an existing residence, an existing 8'X20" enclosed deck and the building of a new 8'X26' open rear deck.See attached document to explain proposed setbacks and requested variances.Supporting documents submitted herewith: Site Plan, Survey, etc. as required:Property survey (9-26-24), plans and pictures of property.Date: 11/11/24Jamie Thivierge

Owner's Signature

[Signature]

Applicant's Signature

Fee Schedule

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Jamie Thivierge

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

N / A

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

Applicant Address: 100 Washington Ave.

Project Address: 100 Washington Ave.

Project Tax Grid #

Type of Application

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

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

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

Jamie Thivierge

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

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

X

X

MP

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

X

KLM

X

KLM

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: Jamie ThiviergeAddress of Applicant: 100 Washington Ave., Beacon NY 12508Telephone Contact Information: 845-541-5143 / 845-728-5402**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.

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.

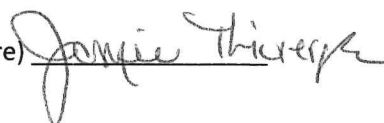
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

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

(Print) Jamie Thivierge

(Signature) 

FOR OFFICE USE ONLY

Application #

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

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

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.**IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

[illegible]

[illegible]

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. 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. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☒

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. 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.

☐

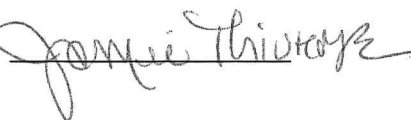
YES

☒

NO

I, Jamie Thivierge being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jamie Thivierge

(Signature) 

October 15, 2024

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

Re: Request for Variance Approval
Premise: 100 Washington Avenue, Beacon, New York

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

My wife (Jamie Thivierge) and I (Terry Thivierge) submitted a building permit application on September 3, 2024, to build an open deck (8' X 26') on the back of our residence.

A few weeks later, a representative from the building department met with me at 100 Washington Avenue to discuss the permit application. It was relayed that through the review of the permit application, that the existing 8' X 20 covered porch was never permitted.

Through our discussion, the best approach to address the issue identified was to include the existing covered porch in the permit application.

On September 20, 2024, my wife and I received notification by phone and then received a letter from the city, stating that the permit application was denied due to insufficient rear and side setbacks.

The legalization and construction require relief from the following: Section 223-17. D (Schedule of Dimensional Regulations).

My wife and I respectfully request a variance to legalize the existing house, the existing enclosed deck and the build of the open deck. The variance requests are listed below:

Existing House

- Proposed Side Yard setback 7' 10-3/4". The requested variance is 7' 1-1/4".
- Proposed Rear Yard setback 34' 7". The requested variance is 5".

Existing Enclosed Deck

- Proposed Side Yard setback is 8' 7-1/4". The requested variance is 6' 4-3/4".
- Proposed Rear Yard setback is 26' 4-3/4". The requested variance is 8' 7-1/4".

Proposed Deck

- Proposed Rear Yard setback is 26' 6". The requested variance is 8' 6".

Thank you in advance to you, Mr. Chairman and the Members of the Zoning Board of Appeals for your review of the request for variance approval.

Jamie / Terry

Jamie Thivierge / Terry Thivierge

100 Washington Ave
Beacon, New York 12508
845-541-5143 / 845-728-5402

Application for Appeal

Reason supporting request:

Legalization of an existing residence, an 8'X20" enclosed deck and the building of a new 8'X26' open rear deck.

A 35' Rear Yard Setback and 15' Side Yard Setback are required in the Zoning District R1-10 per 223-17D.

Existing House

- Proposed Side Yard setback 7' 10-3/4". The requested variance is 7' 1-1/4".
- Proposed Rear Yard setback 34' 7". The requested variance is 5".

Existing 8' X 20' Enclosed Deck

- Proposed Side Yard setback is 8' 7-1/4". The requested variance is 6' 4-3/4".
- Proposed Rear Yard setback is 26' 4-3/4". The requested variance is 8' 7-1/4".

Proposed Deck

- Proposed Rear Yard setback is 26' 6". The requested variance is 8' 6".

Note: October 12, 1982, a 6' side yard variance was granted in the R-1 – 10 zone for the construction of a raised ranch dwelling. The approval did not apply to the covered porch.

Based on the current survey prepared September 26, 2024, the above variances are being requested.



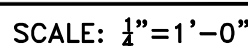
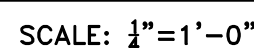
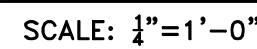
100 Washington Ave – Side Yard and Rear Yard Views



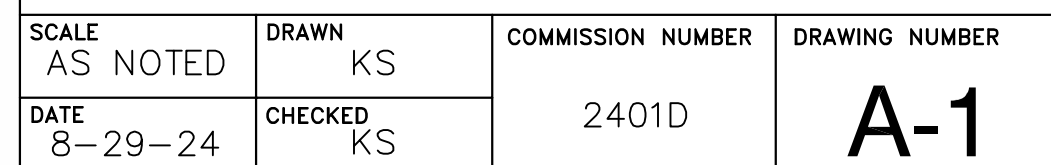
Side Yard



Rear Yard



SCALE: $\frac{1}{4}"=1'-0"$





ZONING DISTRICT	MINIMUM YARD SETBACKS				REQUIRED
		FRONT	SIDE	REAR	
R1-10		20'	15'	35'	REQUIRED
VARIANCE REQUESTED	EXISTING HOUSE	-	* 7'-1 1/4"	5"	PROPOSED
	EXISTING ENCLOSED DECK	-	6'-4 3/4"	8'-7 1/4"	PROPOSED
	PROPOSED DECK	-	-	8'-6"	PROPOSED

* OCTOBER 12, 1982 A 6' SIDE YARD VARIANCE WAS GRANTED IN THE R1-10 ZONE FOR THE CONSTRUCTION OF A RAISED RANCH DWELLING. THE APPROVAL DID NOT APPLY TO THE COVER PORCH. BASED ON THE CURRENT SURVEY, THE ABOVE VARIANCES ARE BEING REQUESTED.



TPN: 361772
N/F
POLICELLA
L22008/P1428

TPN: 367767
N/F
FACTIONED INC.
L22024/P51827

TPN: 356766
N/F
BRUCE
L22017/P939

TPN: 360754
N/F
MAY
L22016/P3217

NOTE:
ALL INFORMATION HAS BEEN TAKEN FROM A SURVEY PREPARED BY LARRY L. LYNN, LS,
66 MIDDLEBUSH ROAD SUITEG107, WAPPINGERS FALLS, NY 12590, (845) 463-2733.
PLAN DATED SEPTEMBER 26, 2024

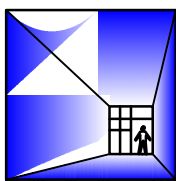
SITE PLAN
1/8" = 1'-0"

GENERAL NOTES

KEY PLAN

NO. REVISIONS / SUBMISSIONS DATE

KEITH L. SCOFIELD
ARCHITECT



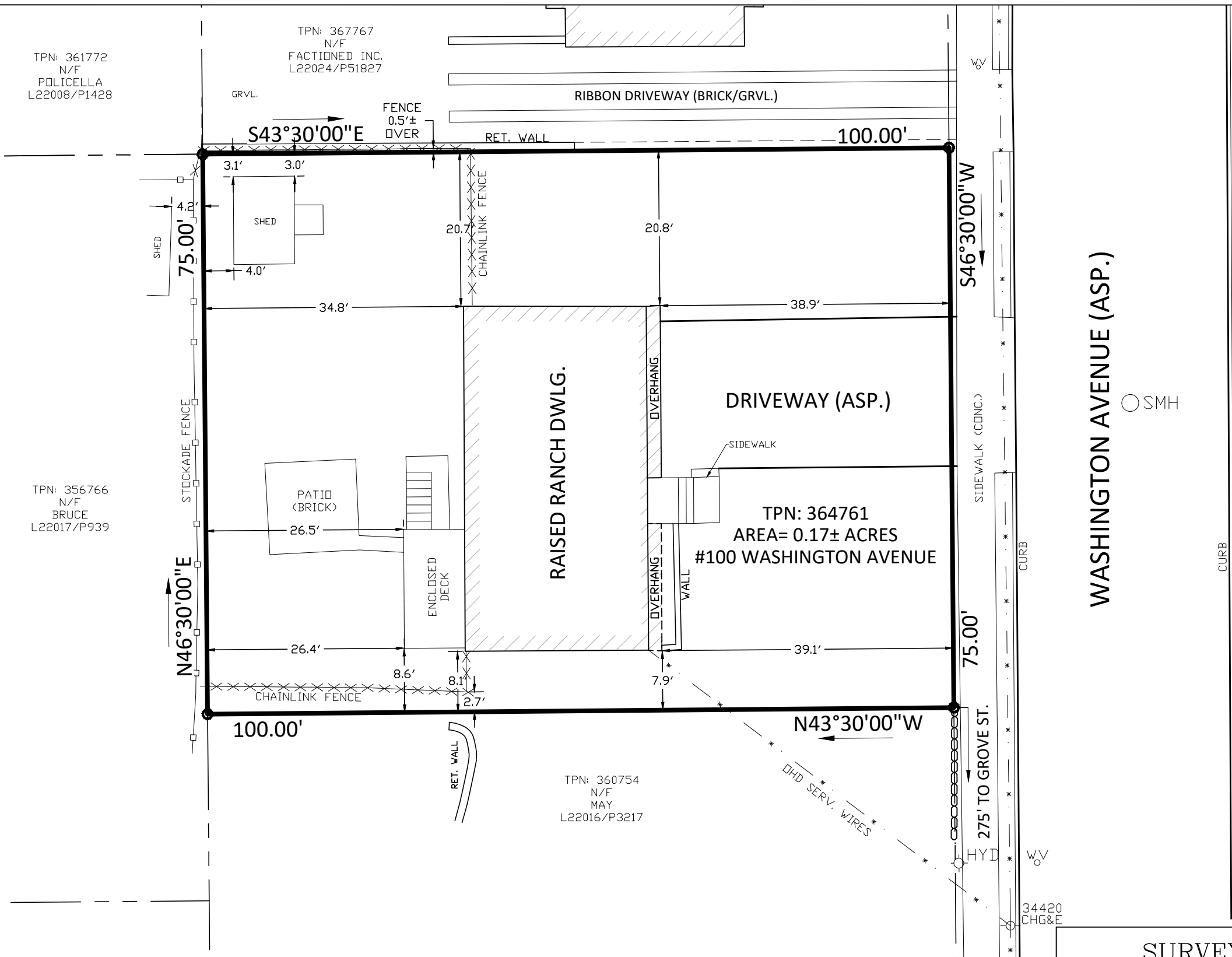
135 ALMOFINI LANE
CHAPIN, SC
TELEPHONE 914-475-6264

PROJECT THE THIVERGE RESIDENCE
100 WASHINGTON AVE
CITY OF BEACON, NEW YORK

DRAWING
SITE PLAN FOR AREA VARIANCES

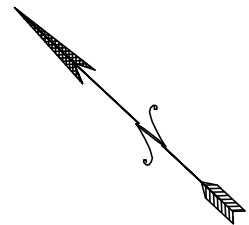
SCALE AS NOTED	DRAWN KS	COMMISSION NUMBER 2401D	DRAWING NUMBER SP-1
DATE 10.14.24	CHECKED KS		





TAX PARCEL NUMBERS ARE AS SHOWN
ON TAX MAP 130200-6054-31.

NOTE: BEARINGS COMPUTED FROM
ADJOINING DEED DESCRIPTIONS



SCALE: 1"=15'

-- I HEREBY CERTIFY TO --

JAMIE THIVIERGE

SURVEY FOR/TO

JAMIE
THIVIERGE

CITY OF BEACON
COUNTY OF DUTCHESS
STATE OF NEW YORK
SEPTEMBER 26, 2024

THIS SURVEY IS ACCURATE
AND CORRECT BY:
LARRY L. LYNN, L.S.

PREPARED BY LARRY L. LYNN, L.S., "LARRY L. LYNN, LAND
SURVEYOR, P.C." 66 MIDDLEBUSH RD. STE. G107 WAPPINGERS
FALLS, NY 12590, (845) 463-2733.
PLAN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON
SEPTEMBER 26, 2024. BASED ON A FIELD SURVEY COMPLETED
BY ME OR UNDER MY SUPERVISION ON SEPTEMBER 17, 2024.
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A
VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE
EDUCATION LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND
AGREEMENTS OF RECORD.
COPYRIGHT © 2024 LARRY L. LYNN, ALL RIGHTS RESERVED.

ALL CERTIFICATIONS HEREON ARE VALID
FOR THIS MAP AND COPIES THERE OF
ONLY IF SAID MAP OR COPIES BEAR THE
IMPRESSED SEAL OF THE SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.
THE CERTIFICATIONS HEREIN ARE NOT
TRANSFERABLE.

Mercedes Perez

From: Robert Ebeling <re059112@gmail.com>
Sent: Sunday, November 17, 2024 1:10 PM
To: Mercedes Perez
Subject: Variance application Jamie Thivierge

Ms. Perez,

This is in reference to the variance application for the above named individual at 100 Washington Ave. being held on 11/19/2024 at 7pm. I live at 87 Washington Ave. I am in full support of the variance application. I strongly believe that this process is ridiculous and that it is their property not mine and they should not have to go through this process to rebuild a deck in their own yard, just because of some by law that says they need to ask their neighbors permission to do something in and on their own property.

I hope that they receive permission to do this on their own property that they pay taxes on not their neighbors.

Thank you for your time and consideration and know that this was not directed at you personally only the broke system.

Robert Ebeling

City of Beacon Zoning Board of Appeals Agenda
11/19/2024

Title:

Review and public hearing on application submitted by Nicholas and Alana Mikhalevsky, 113 DePuyster Avenue, Tax Grid No. 6054-40-411749, in the R1-10 Zoning District, to demolish an existing one-story addition and allow the construction of a two-story addition to the rear of the existing home where the 2nd floor will overhang the first floor, which requires relief from the following: Section 223-17.D. to allow for a 12 ft 3 in side yard setback (15 ft required)

ATTACHMENTS

[113 DePuyster ZBA 11.19.24 app.pdf](#)

[113 DePuyster Ave denial ltr 10.25.24.pdf](#)

[113 DePuyster ZBA 11.19.24 survey.pdf](#)

[113 DePuyster ZBA 11.19.24 Existing Floor Plans Elevations A-1.0.pdf](#)

[113 DePuyster ZBA 11.19.24-Proposed Floor Plans A-1.1.pdf](#)

[113 DePuyster ZBA 11.19.24-Proposed Ext Elevations A-2.1.pdf](#)

[113 DePuyster ZBA 11.19.24 Existing Floor Plans Elevations A-1.0.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Alana & Nicholas MikhalevskyADDRESS: 113 DePuyster AvenueTELEPHONE: 914.456.4984 - 410.877.4006E-MAIL: NAMikhalevsky@gmail.comAPPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: John V. SullivanADDRESS: 16 Barclay Street - Pough., NY 12601TELEPHONE: 914.456.1299E-MAIL: jsullivan2@hvc.rr.comPROPERTY LOCATION: 113 DePuyster AveZONING DISTRICT: R1-10TAX MAP DESIGNATION: SECTION 6054BLOCK 40 LOT 411749

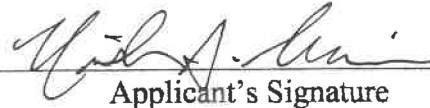
Section of Zoning Code appealed from or Interpretation desired:

223-17D (Minimum 15 feet side yard setback required / Proposing 12.2 feet

Reason supporting request:

Applicant / owner is proposing a second floor addition to the rear of portion of the existing single-family residence. The proposed addition will align with the existing first floor (side yard) which is non-compliant as it exists.

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

Site Plan, Survey, Existing Floor Plans & Elevations / Proposed floor plans and Ext. Elevations.Date: OCTOBER 22, 2024 NM
Owner's Signature
Applicant's Signature**Fee Schedule**

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

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 A

Name of Applicant: NICHAOLAS MIKHAEVSKY
 Address of Applicant: 113 DEPUYSTER AVE. BEACON, NY 12508
 Telephone Contact Information: 410-877-4006

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.
ALANA & NICHOLAS MIKHAEVSKY	113 DEPUYSTER AVE. BEACON NY 12508	410-877-4006 914-456-4984	12/20/2010	12/20/2010

PAUL SUPPLE ESQ.

5 CLIFF ST. BEACON, NY

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: DIANA & NICHOLAS MIKHALEVSKY
 If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest. N/A

List all properties in the City of Beacon that you hold a 5% interest in: NONE

Applicant Address: 113 DePuyster Avenue

Project Address: (same as above)

Project Tax Grid # 130200 6054 40 411749

Type of Application ZBA 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, NICHOLAS MIKHALEVSKY 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

✓
N/A
✓
N/A
N/A
N/A
N/A

[Signature]
Signature of Owner

N/A
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
X		MP
	X	KLM
	X	KLM

Short Environmental Assessment Form

Part 1 - Project Information

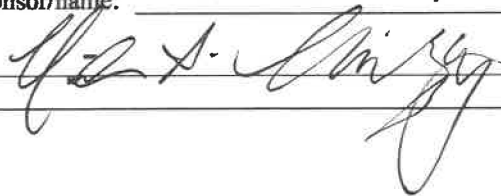
Instructions for Completing

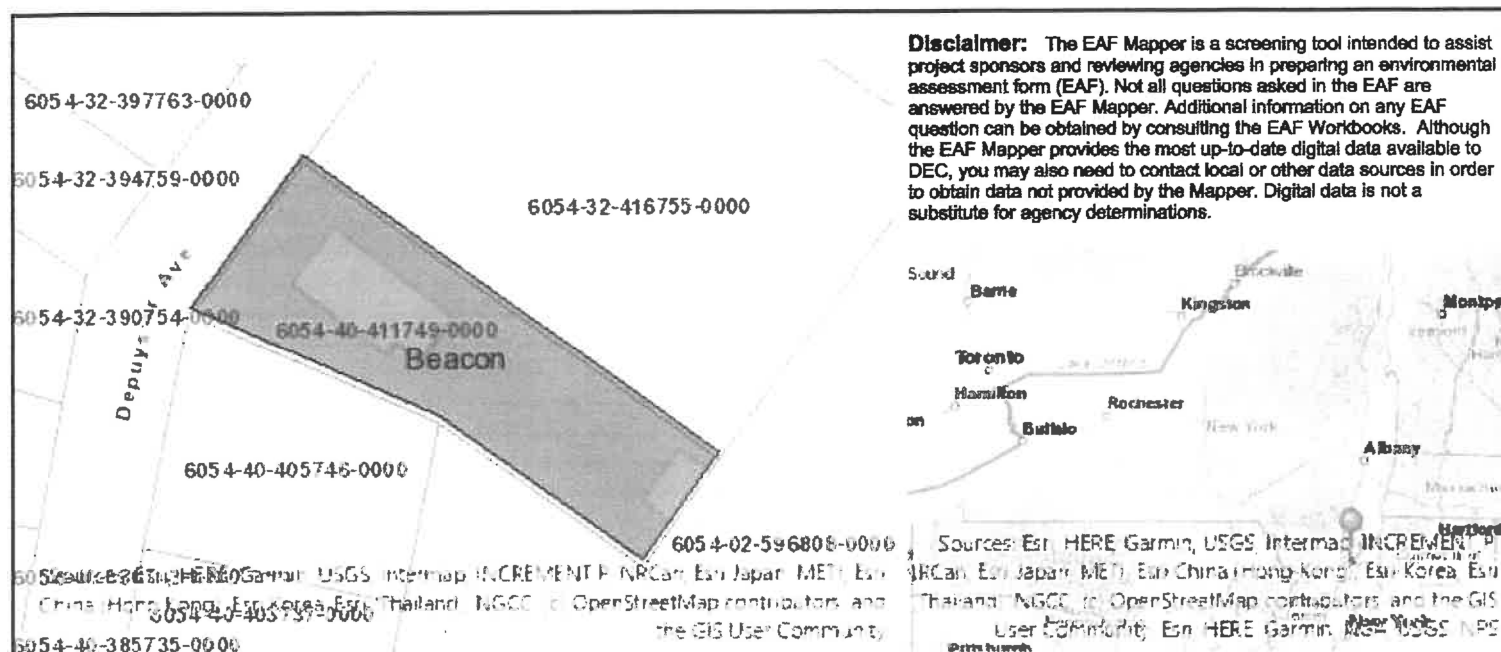
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Area variance application to the City of Beacon, New York zoning board of appeals.			
Project Location (describe, and attach a location map): 113 Depuster Avenue - City of Beacon New York			
Brief Description of Proposed Action: Owner / applicant is seeking an area variance specific to the side yard setback where 15 feet is required and proposed second floor addition will be 12.66 feet from the side yard. A 2.334 variance is being requested. The proposed addition will align with the first floor dimension to the side yard which is non-compliant with the minimum side yard setback.			
Name of Applicant or Sponsor: Alana and Nicholas Mikhalevsky		Telephone: 410.877.4006 E-Mail: namikhalevsky@gmail.com	
Address: 113 Depuyster Ave			
City/PO: Beacon		State: New York	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon zoning board of appeals and building department.		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.25 acres	
b. Total acreage to be physically disturbed?		0.015 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.25 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☐	N/A ☐ ☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed addition will exceed the minimum R-values required for the energy code as well as high efficiency heating and cooling equipment which exists. LED lighting will also be used.	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ A domestic water connection is existing.	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Sanitary sewer connection is existing.	NO ☒	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☐	YES ☐ ☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO ☐ ☒	YES ☒ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO ☐	YES ☒
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Nicholas and Alana Mikhalevsky</u> Date: <u>October 18, 2024</u>		
Signature: <u></u> Title: <u>Owner(s)</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

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

October 25, 2024

Nicholas Mikhalevsky
Alana Mikhalevsky
113 DePuyster Avenue
Beacon, NY 12508

Dear Mr. Milkhalevsky,

I have received your application for an addition to the rear of the second floor of your home located at 113 DePuyster Ave. (Grid #6054-40-411749) which is in the R1-10 Zoning District. Currently you have a non-conforming setback of 13'-0" on the east side of the home. The plan shows the addition will further reduce the side yard setback on the east side which does not conform to the current Schedule of Dimensional Regulations. The required setback for the side yard is 15', and the proposed setback as per the plot plan is only 12'-3" is being provided on the east side yard.

223-17. D Schedule of Dimensional Regulations

Side Yard

Required side yard setback 15'

Proposed side yard setback 12'-3"

The requested variance is 2'-9"

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. COPYRIGHT OICLE LAND SURVEYING, PC. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

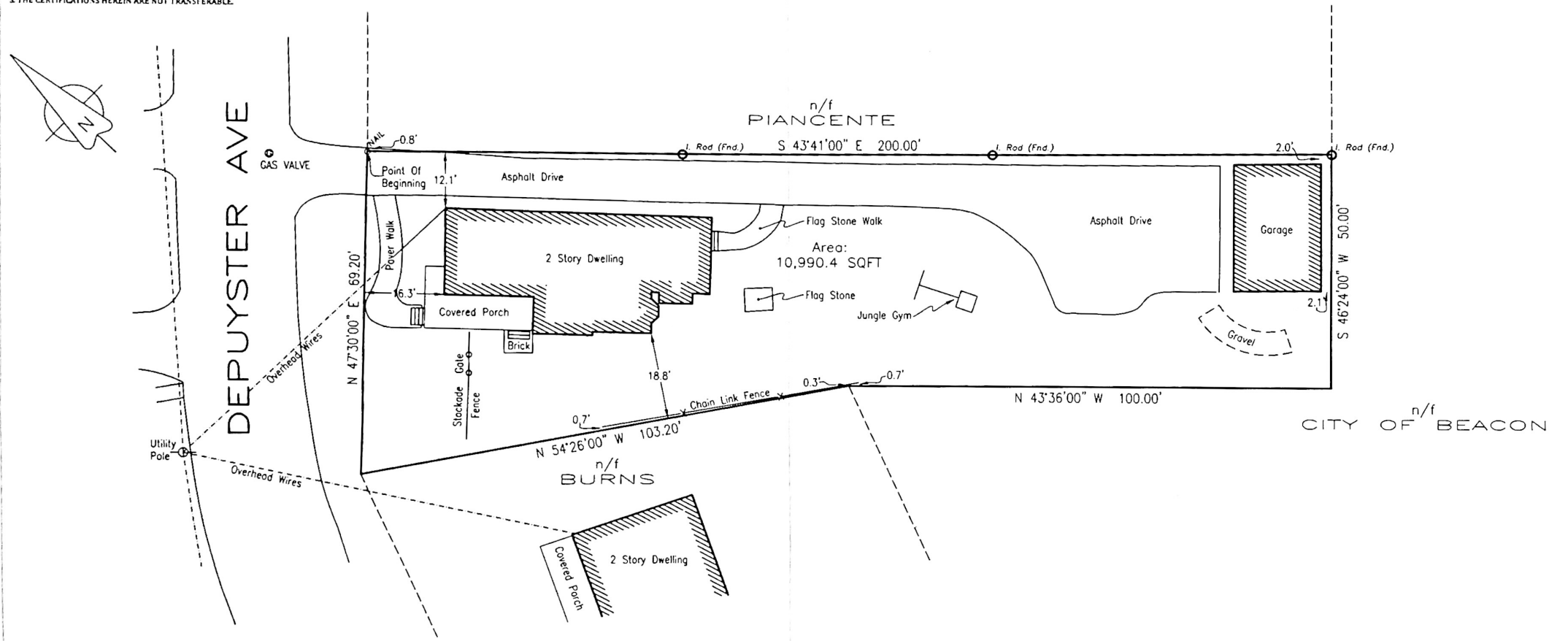
SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

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



Robert F. Oicle
ROBERT F. OICLE, PLS
NYS LIC# 050962

SURVEY OF PROPERTY
PREPARED FOR
NICK MIKHALEVSKY

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK
PARCEL NUMBER: 130200-6054-40-411749
SCALE: 1" = 20'
SURVEY DATE: 2018-08-16

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

PROPERTY OWNER:

ALANA & NICHOLAS MIKHALEVSKY
113 DePUYSTER AVENUE
BEACON, NY 12508

Date Issue

12.15.2023 EXISTING CONDITIONS FLOOR PLANS
1.10.2024 ISSUED FOR REVIEW
1.11.2024 SITE PLAN ADDED
1.22.2024 ISSUED FOR REVIEW
2.5.2024 MISC REVISIONS
10.22.2024 ISSUED TO ZBA (AREA VARIANCE)

Project Title

Addition & Alterations for the:
MIKHALEVSKY
RESIDENCE
113 DePuyster Avenue
City of Beacon, NY

Drawing Title

Title Sheet,
Existing Floor Plans
& Exterior Elevations

Project No. 2339

Date 12.12.2023

Scale AS NOTED

Drawing by JVS

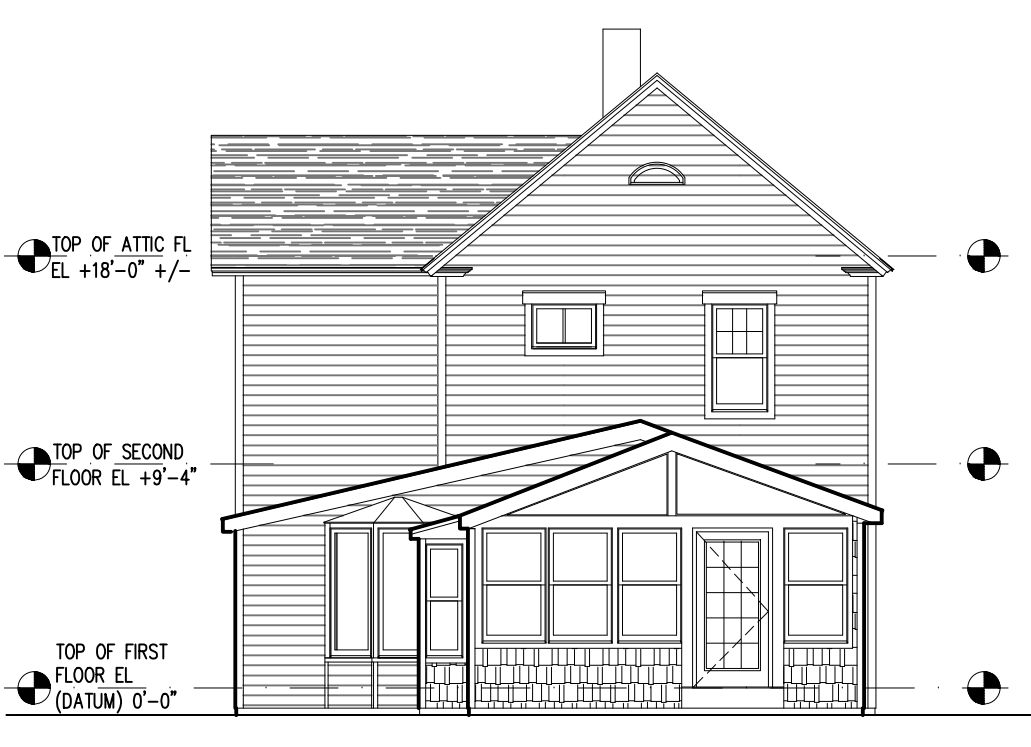
Checked by

Drawing No.

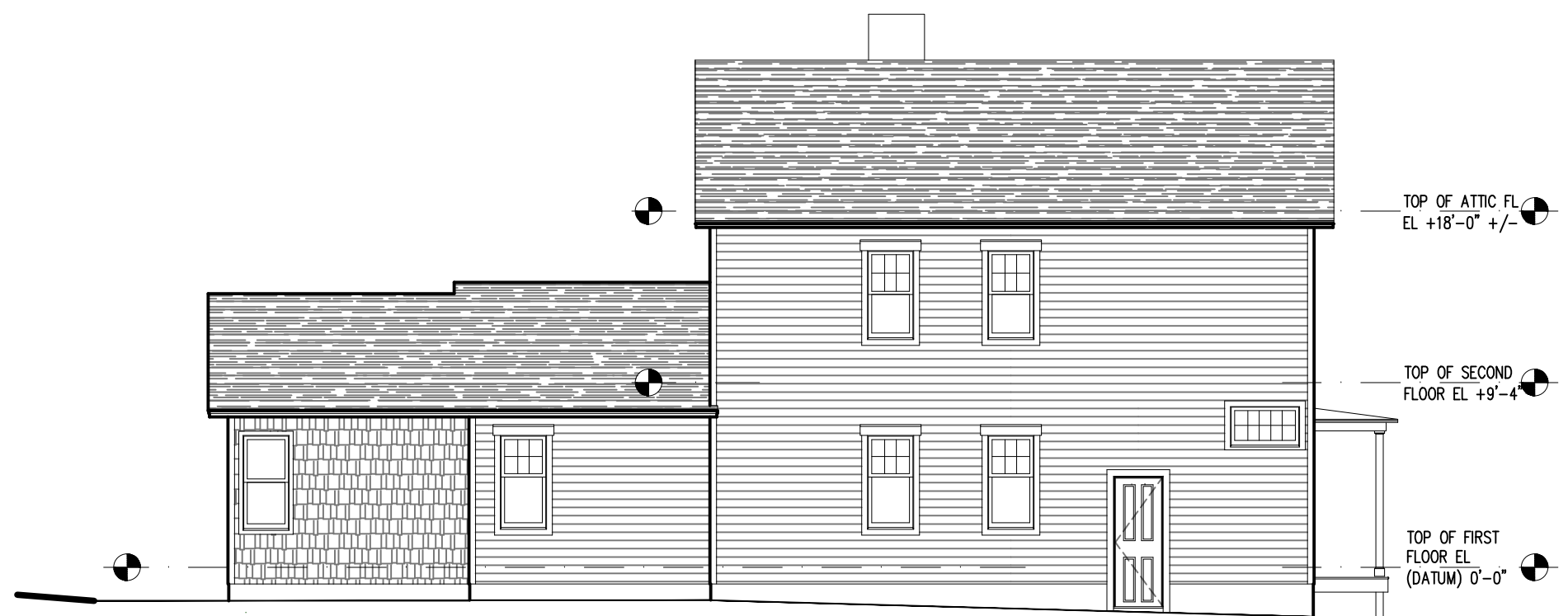
A-1.0



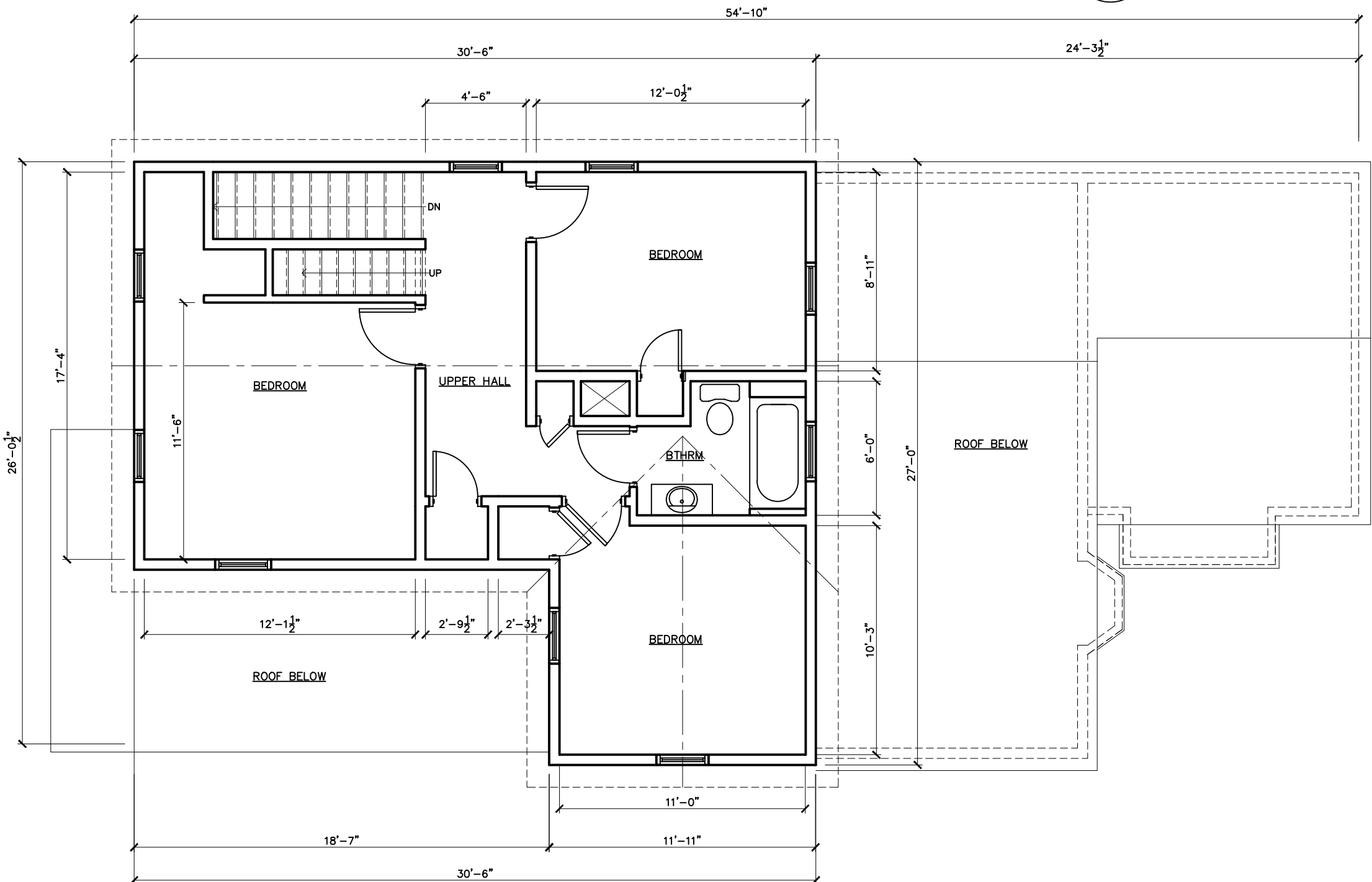
5 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



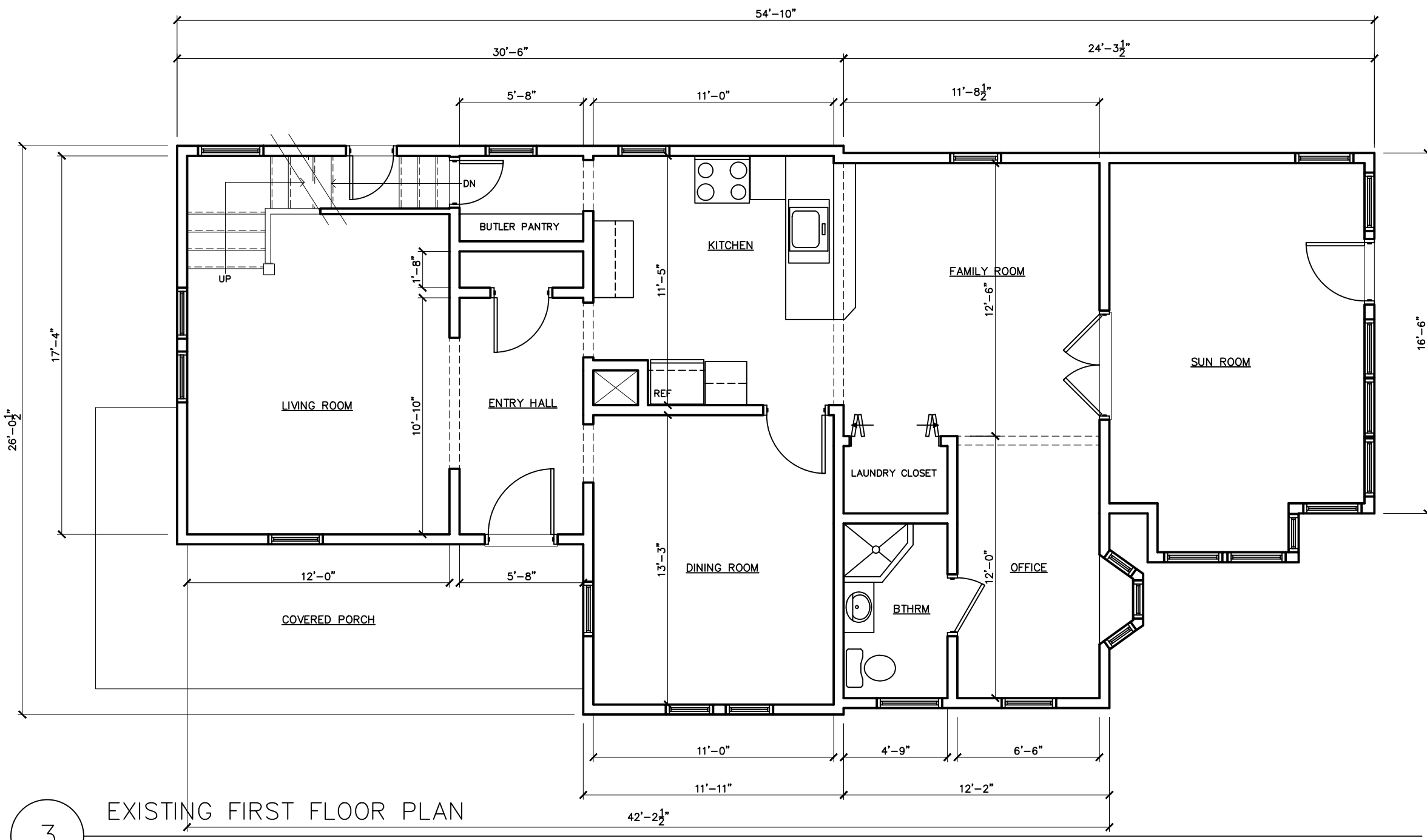
6 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



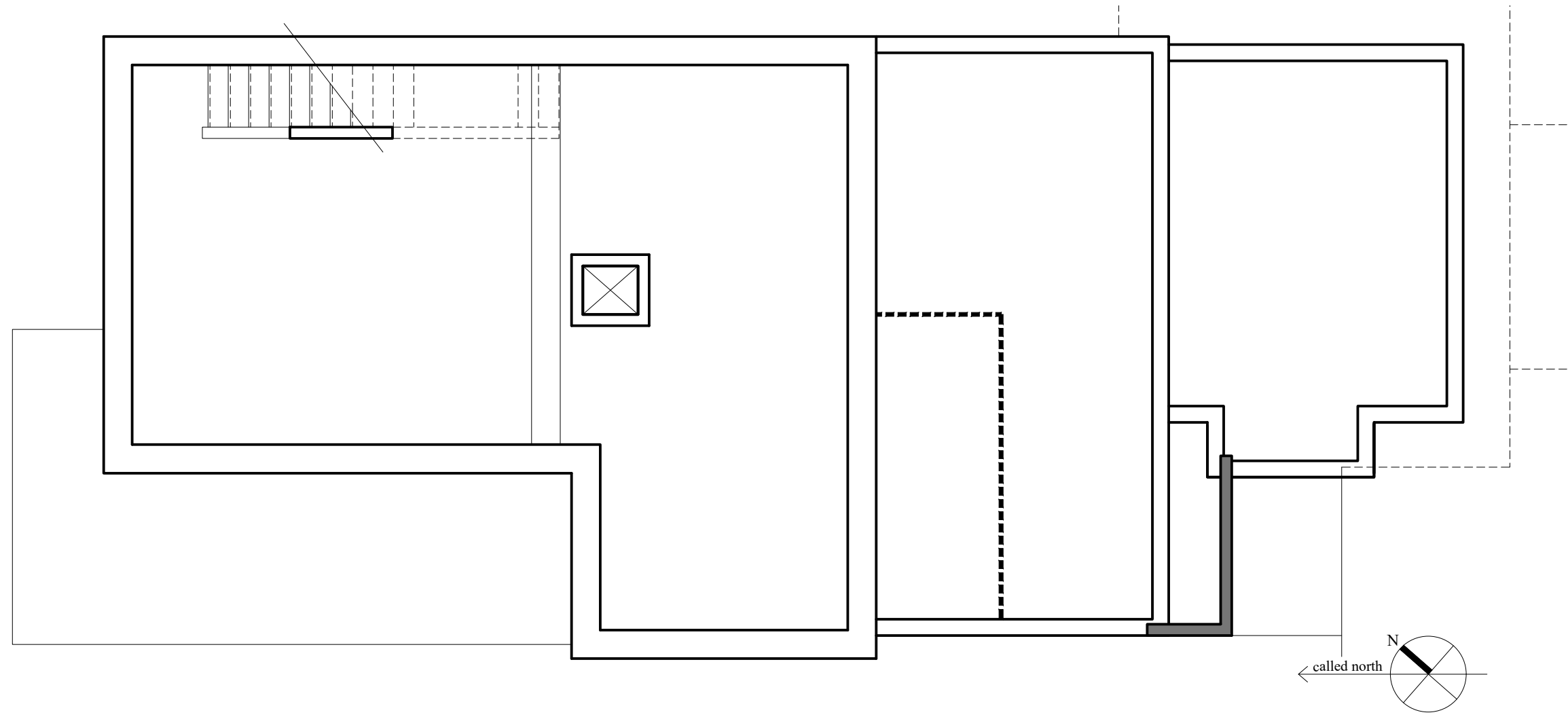
7 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



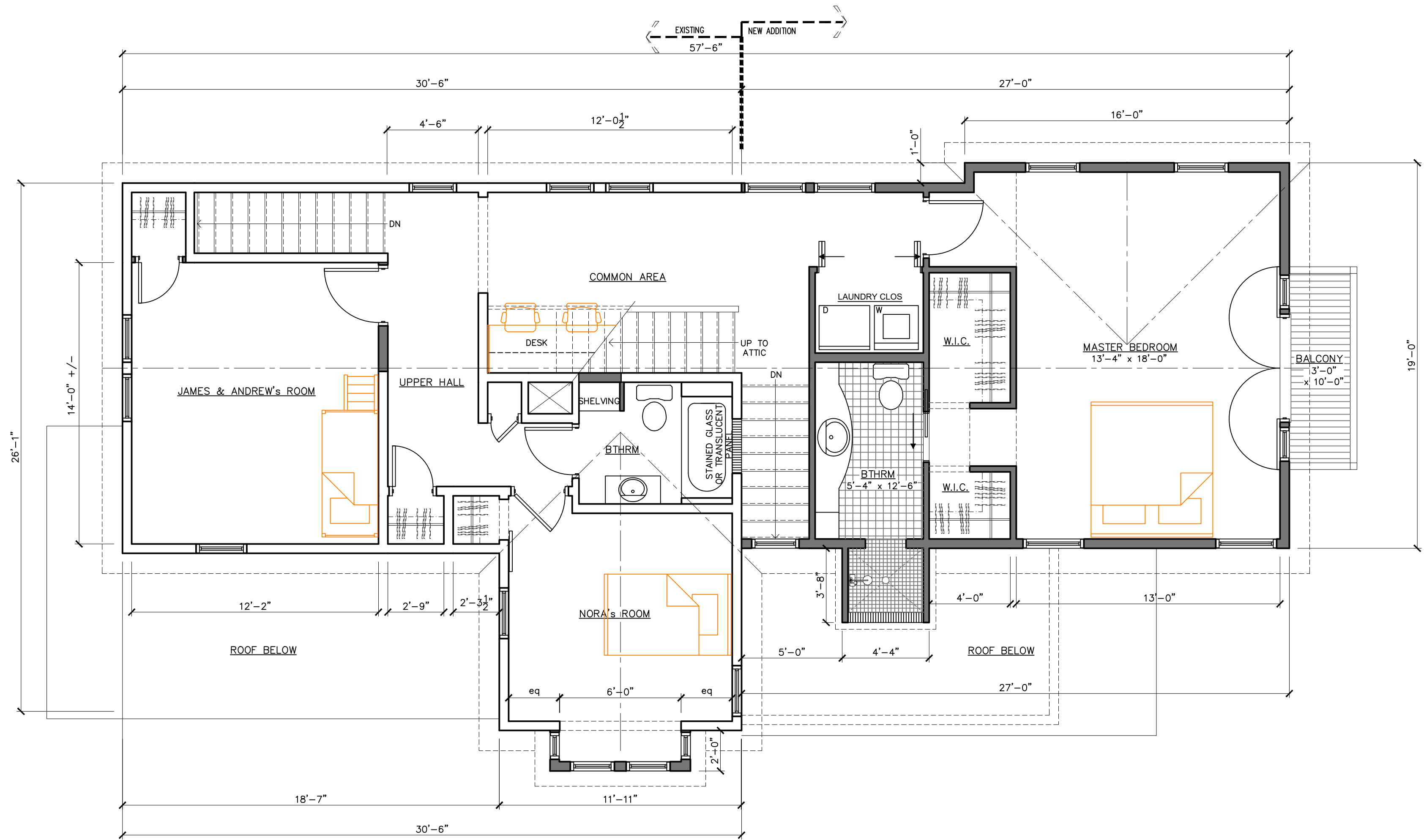
4 EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

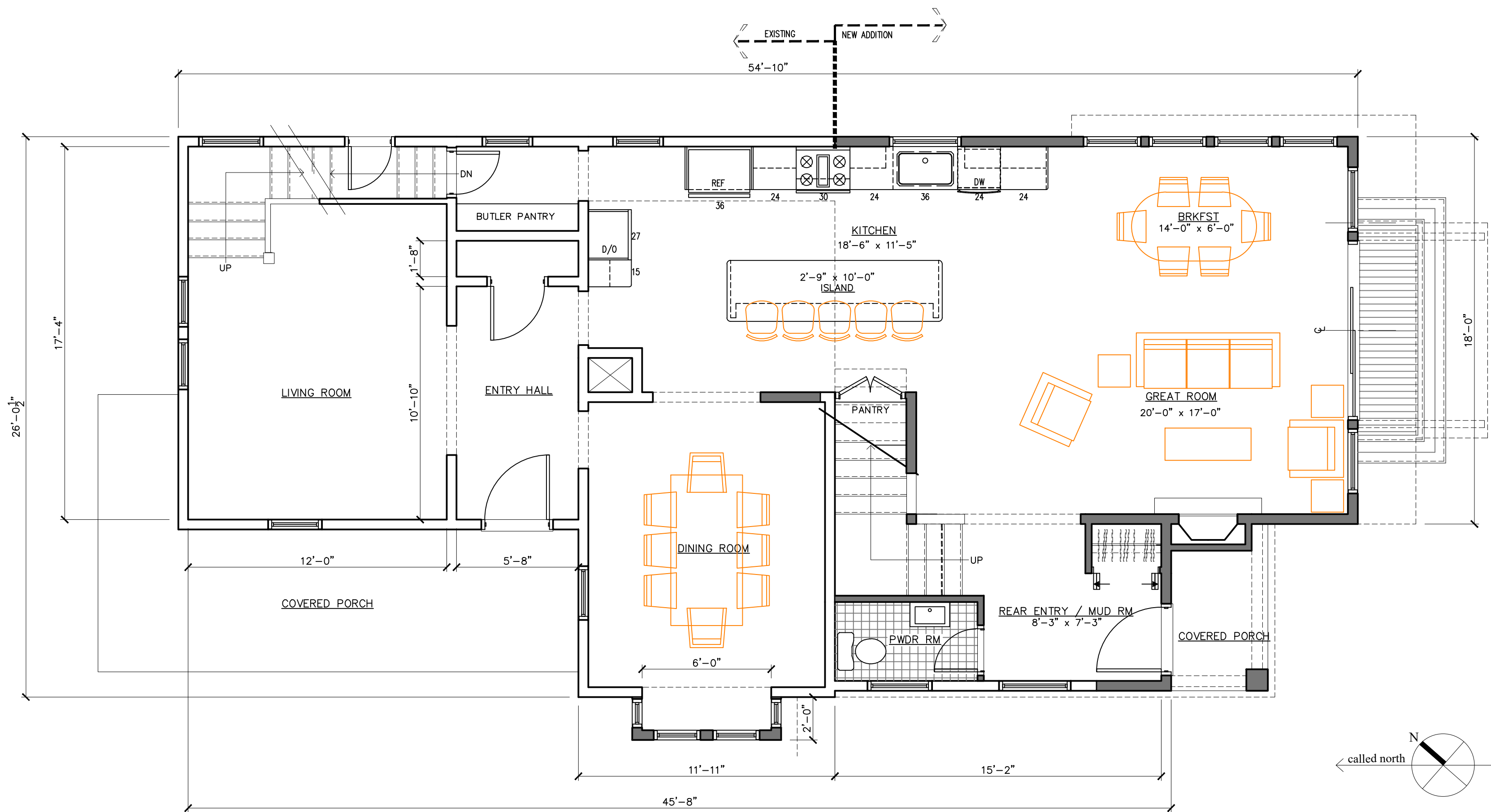


2 EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 EXISTING SECOND FLOOR PLAN w/ PROPOSED BEDROOM SUITE ADDITION

SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN w/ NEW ADDITION

SCALE: 1/4" = 1'-0"

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

PROPERTY OWNER:

ALANA & NICHOLAS MIKHALEVSKY
113 DePUYSTER AVENUE
POUGHKEEPSIE, NY

Date Issue

- 1.10.2024 ISSUED FOR REVIEW
- 1.15.2024 ISSUED FOR REVIEW
- 1.16.2024 ISSUED FOR REVIEW
- 1.22.2024 ISSUED FOR REVIEW (2)
- 1.31.2024 ISSUED FOR REVIEW
- 2.5.2024 MISC. REVISIONS
- 6.14.2024 TWO-STORY BAY WINDOW (WEST SIDE)
- 10.22.2024 ISSUED TO ZBA (AREA VARIANCE)

Project Title

Addition & Alterations for the:
MIKHALEVSKY
RESIDENCE
113 DePuyster Avenue
City of Beacon, NY

Drawing Title

Proposed Floor Plans
& Ext Elevations

Project No. 2339

Date 12.12.2023

Scale AS NOTED

Drawing by JVS

Checked by

Drawing No.

A-1.1



DESIGN AND DRAWINGS PREPARED BY: JOHN SULLIVAN - associate a.i.a. 16 BARCLAY STREET POUGHKEEPSIE, NY	
PROPERTY OWNER: ALANA & NICHOLAS MIKHALEVSKY 113 DePUYSTER AVENUE POUGHKEEPSIE, NY	
Date Issue 1.10.2024 ISSUED FOR REVIEW 1.15.2024 ISSUED FOR REVIEW 1.16.2024 ISSUED FOR REVIEW 1.22.2024 ISSUED FOR REVIEW (2) 1.31.2024 ISSUED FOR REVIEW 2.5.2024 REVISED AS PER OWNER (french door sidelights) 6.14.2024 TWO-STORY BAY WINDOW (WEST SIDE) 10.22.2024 ISSUED TO ZBA (AREA VARIANCE)	
Project Title Addition & Alterations for the: MIKHALEVSKY RESIDENCE 113 DePuyster Avenue City of Beacon, NY	
Drawing Title Proposed Ext Elevations (Balcony option)	
Project No.	2339
Date	12.12.2023
Scale	AS NOTED
Drawing by	JVS
Checked by	
Drawing No. A-2.1	

DESIGN AND DRAWINGS PREPARED BY:

JOHN SULLIVAN - associate a.i.a.
16 BARCLAY STREET
POUGHKEEPSIE, NY

PROPERTY OWNER

ALANA & NICHOLAS MIKHALEVSKY
113 DePUYSTER AVENUE
BEACON, NY 12508

Date Issue

12.15.2023 EXISTING CONDITIONS FLOOR PLANS

1.10.2024 ISSUED FOR REVIEW

1.11.2024 SITE PLAN ADDED

1.22.2024 ISSUED FOR REVIEW

2.5.2024 MISC REVISIONS

10.22.2024 ISSUED TO 7BA (AREA VARIANCE)

Project Title	
---------------	--

Addition & Alterations for the:
MIKHALEVSKY
RESIDENCE
113 DePuyster Avenue
City of Beacon, NY

Drawing Title

Title Sheet,
Existing Floor Plans
& Exterior Elevations

Project No.	2339
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Date	12.12.2023
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Date	7/27/2022
Scale	AS NOTED

Scale	100
Drawing by	JVS

Checked by _____

	Drawing No.
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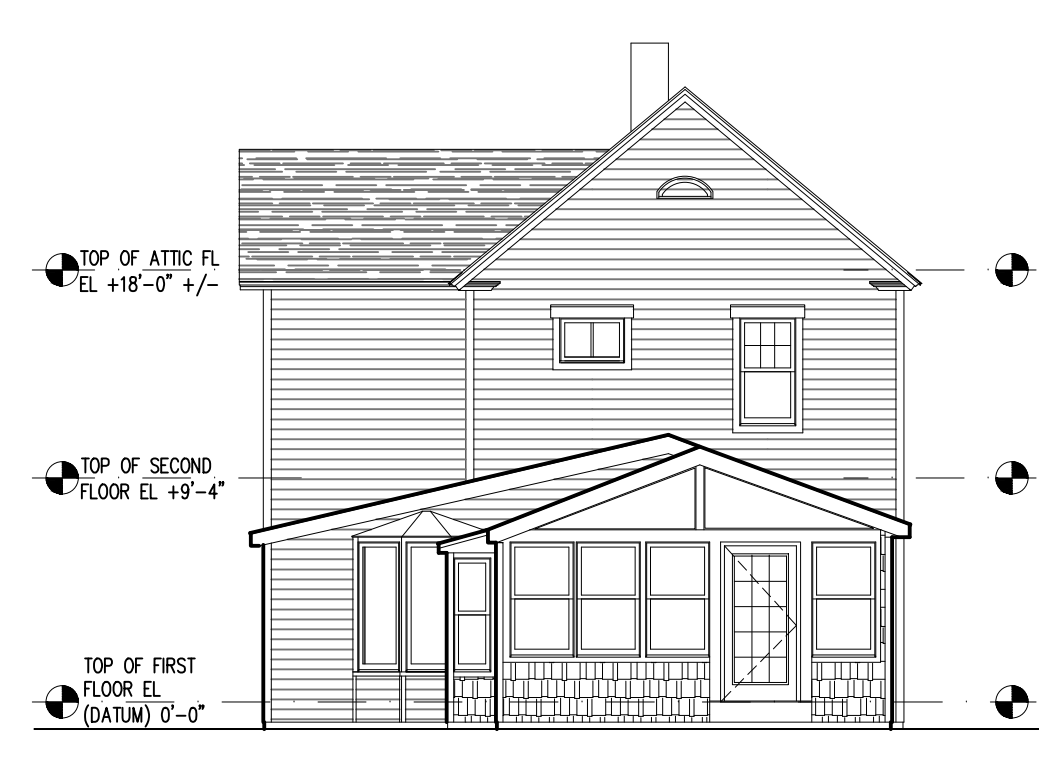
A-1.0



5

EXISTING WEST ELEVATION

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



6

EXISTING SOUTH ELEVATION

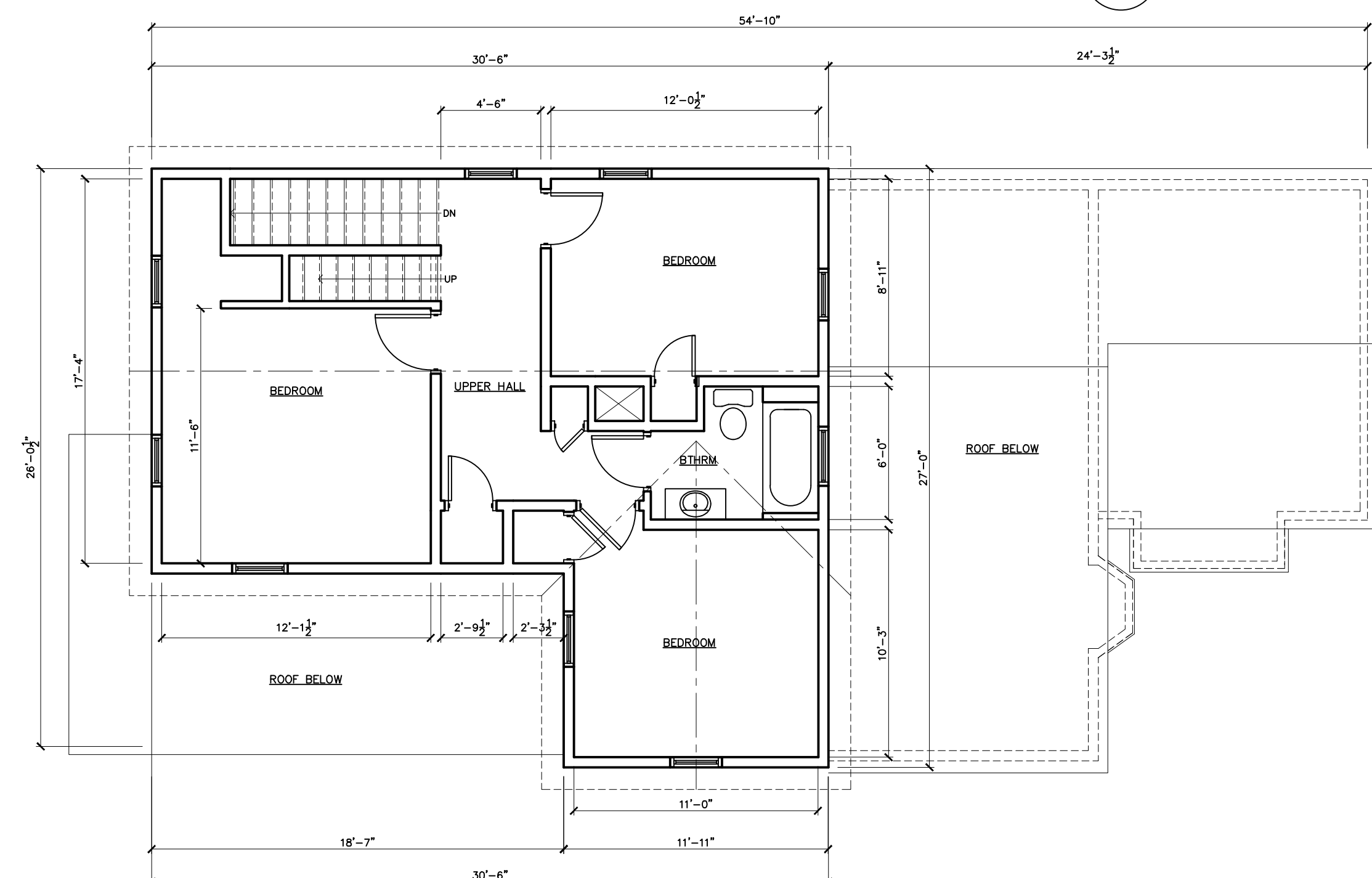
SCALE: $1/8" = 1'-0"$



5

EXISTING EAST ELEVATION

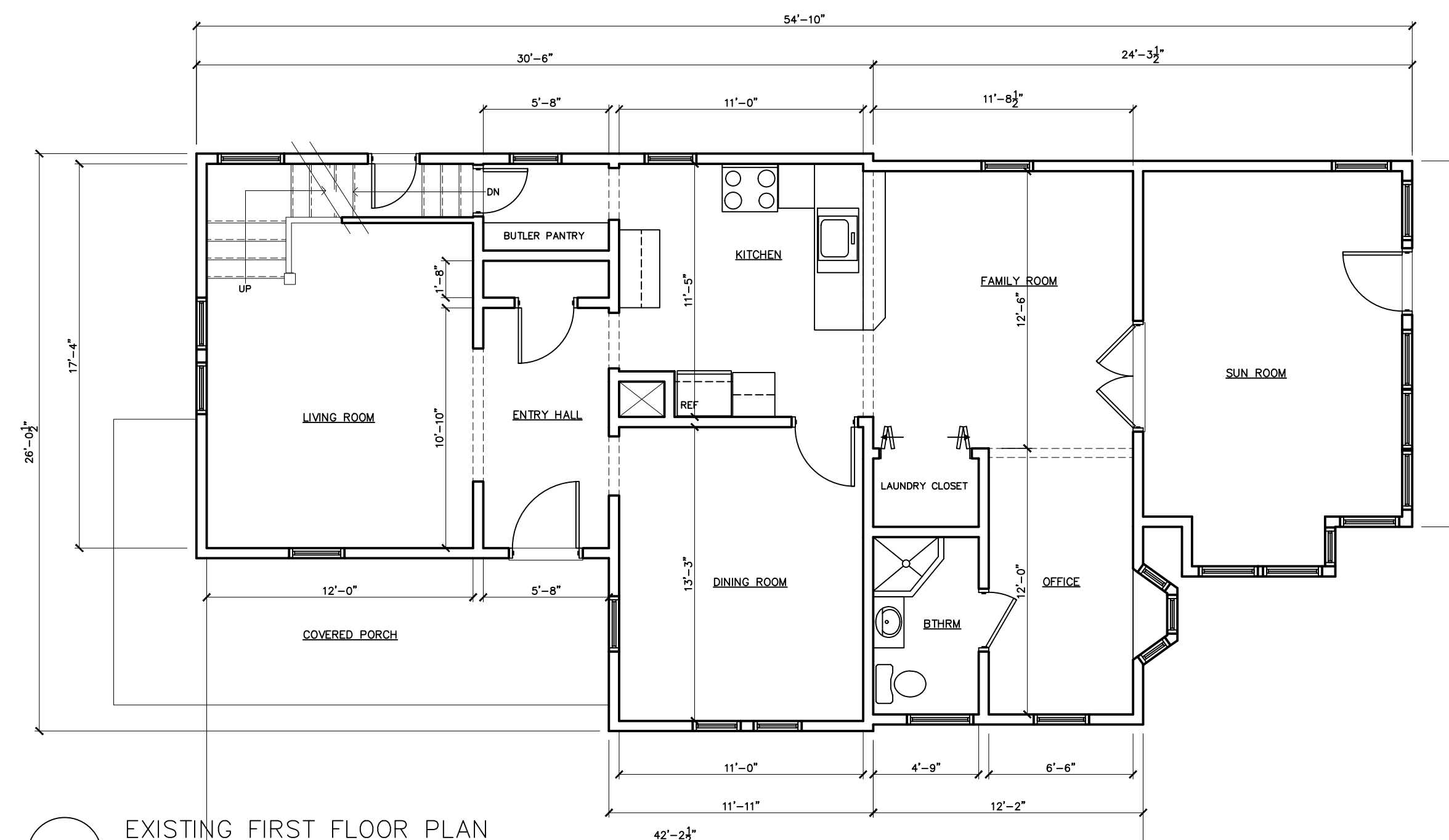
SCALE: 1/8" = 1'-0"



4

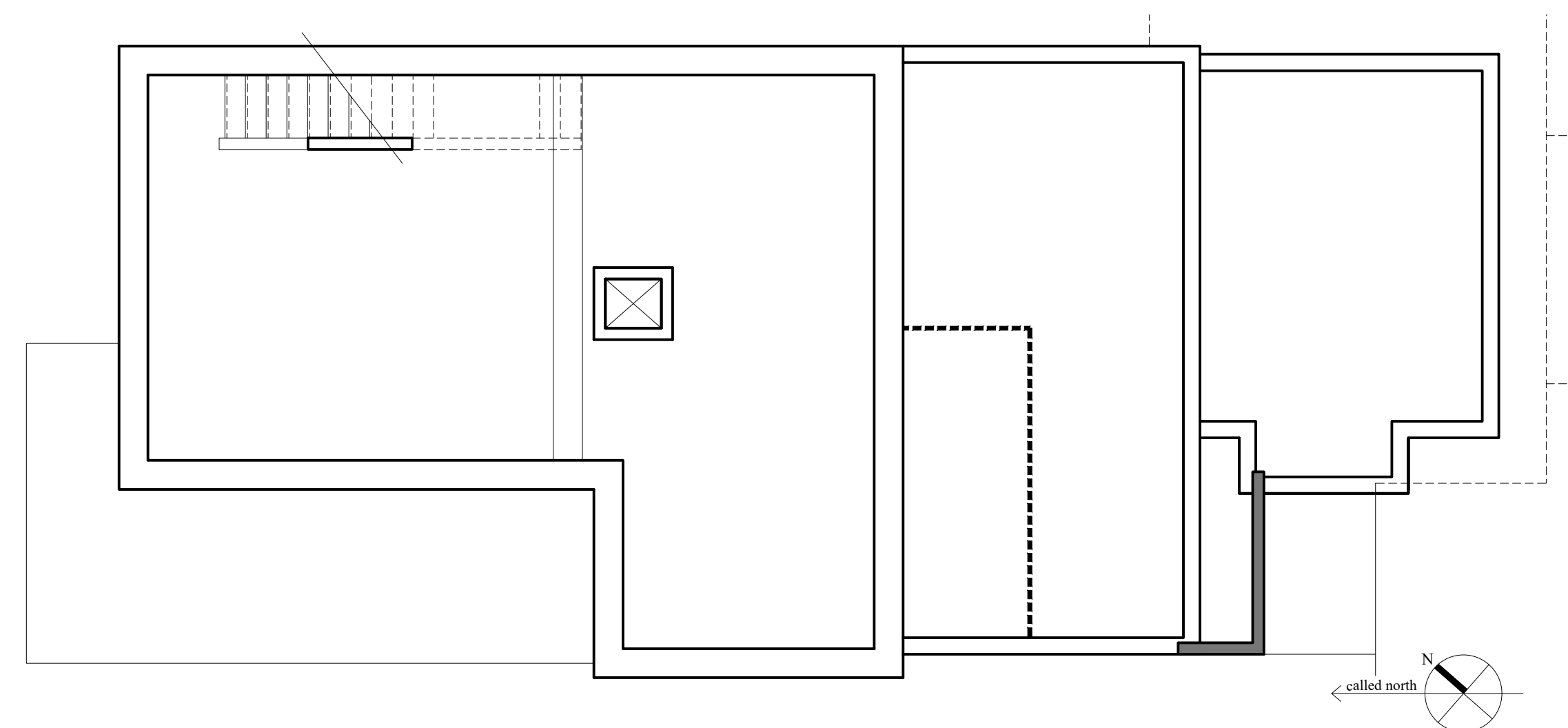
EXISTING SECOND FLOOR PLAN

SCALE: $3/16" = 1'-0"$


$$\left(\frac{1}{\sqrt{2}} \right)$$

EXISTING FIRST FLOOR PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$



2

EXISTING BASEMENT FLOOR PLAN

SCALE: $3/16" = 1'-0"$

City of Beacon Zoning Board of Appeals Agenda
11/19/2024

Title:

Review and public hearing on application by Rachel Saunders, 30 Willow Street, Tax Grid No. 5955-83-875010, in the R1-5 Zoning District, to construct a new rear porch and deck to the existing home, which requires relief from the following: Section 223-17.D. to allow for a 6 ft side yard setback (10 ft required)

ATTACHMENTS

[30 Willow ZBA 11.19.24 app.pdf](#)

[30 Willow St denial ltr 10.29.24.pdf](#)

[30 Willow ZBA 11.19.24 plans.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: RACHEL SAUNDERSADDRESS: 30 WILLOW ST.BEACON, NY 12508TELEPHONE: 917.670.9056E-MAIL: RACHELSAUNDERS.NY@GMAIL.COMAPPLICANT (if not owner): JESSE MEYERADDRESS: 30 WILLOW ST.BEACON, NY 12508TELEPHONE: 845.649.5806E-MAIL: POLEBRIDGEMONTANA@GMAIL.COM

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: _____

ZONING DISTRICT: R1-5TAX MAP DESIGNATION: SECTION 5955BLOCK 83 LOT 875010

Section of Zoning Code appealed from or Interpretation desired:

223-17.D SCHEDULE OF DIMENSIONAL REGULATIONS

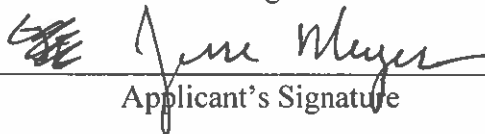
Reason supporting request:

INSUFFICIENT SIDE YARD SETBACK WHICH IS
REQUIRED TO BE 10' FROM THE SIDE PROPERTY LINE.

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

Date: 10/30/24

Owner's Signature



Applicant's Signature

Fee Schedule

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: RACHEL SAUNDERS

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

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

Applicant Address: _____

Project Address: _____

Project Tax Grid # _____

Type of Application _____

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

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

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

Rachel Saunders
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

MP

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

X

RJM

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

X

RJM

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 A

Name of Applicant: RACHEL SAUNDERS
 Address of Applicant: 30 WILLOW ST. BEACON NY 12508
 Telephone Contact Information: 917.670.9056

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.
RACHEL SAUNDERS	30 WILLOW ST. BEACON NY	917.670.9056	2/15/12	2/29/12 CITY OF BEACON

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

(Print) Rachel Saunders

(Signature) Rachel Saunders



CITY OF BEACON

New York

Building Department

Bruce Flower
Building Inspector

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

October 29, 2024

Rachel Saunders
30 Willow Street
Beacon, NY 12508

Dear Ms. Saunders,

I have received your application for new rear porch and deck to the existing home on the property located at 30 Willow Street (Grid #5955-83-875010) which is in the R1-5 Zoning District. The rear porch and deck being proposed are shown encroaching into the required side yard of the property. This application is being denied at this time due to insufficient side yard setback which is required to be 10' from the side property line. As per the submitted plan only 6'-0" is being proposed from the side of porch and deck to the property line.

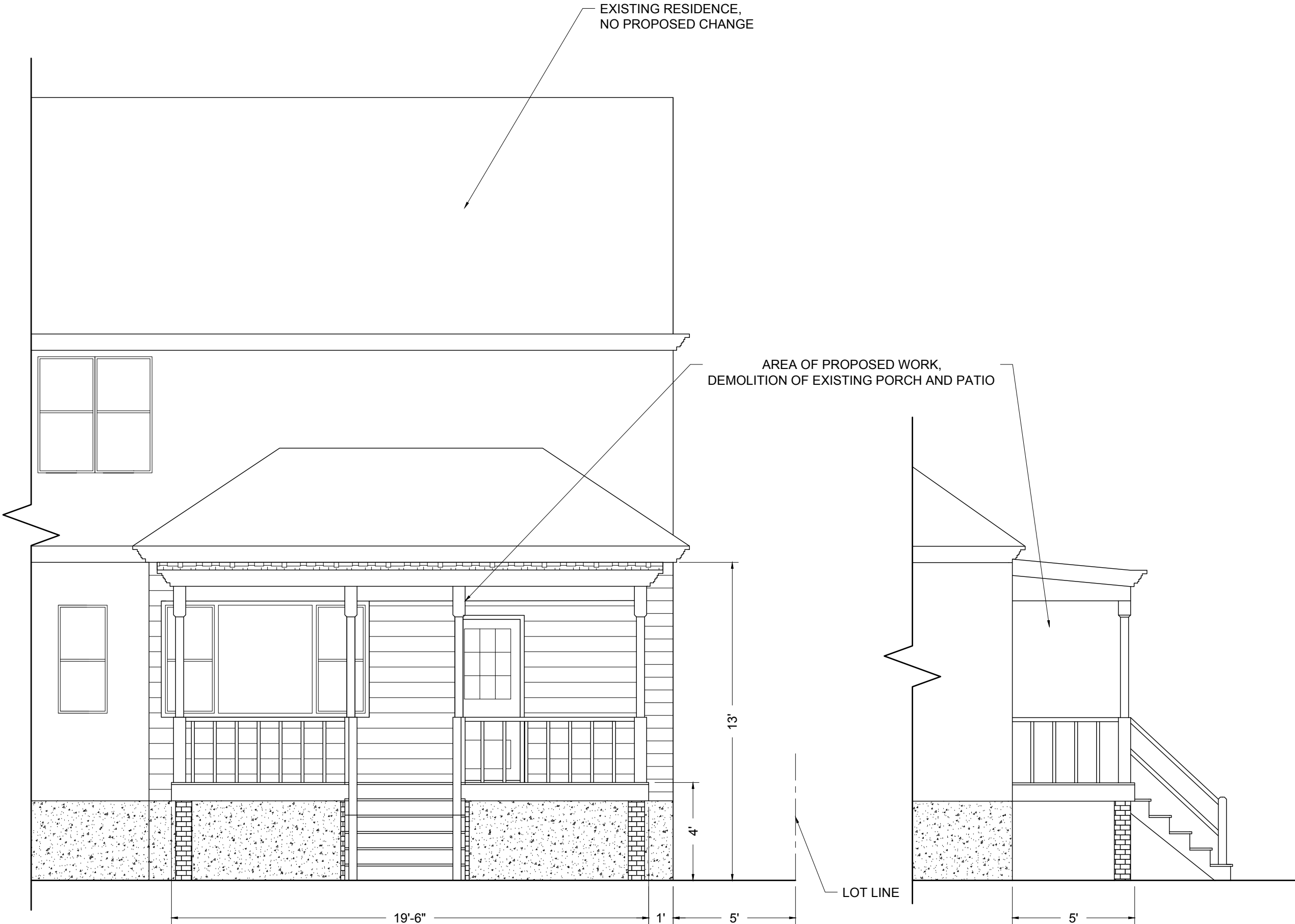
223-17. D Schedule of Dimensional Regulations

Required side yard setback 10'
Proposed side yard setback 6'-0"
The requested variance is 4'-0"

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



02	10.27.2024	ZBA DRAWINGS
01	09.08.2024	BUILDING PERMIT DRAWINGS
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE



ENGINEERING BY

LEE A FRIZZELL
PO BOX 322
TILLSON, NY 12486
TEL 845-594-1678
Project # 2424



FOR

JESSE MEYER
30 WILLOW STREET
BEACON, NY, 12508

PROJECT

RENOVATION TO A
RESIDENTIAL DECK

30 WILLOW STREET
BEACON, NY, 12508

DRAWING TITLE

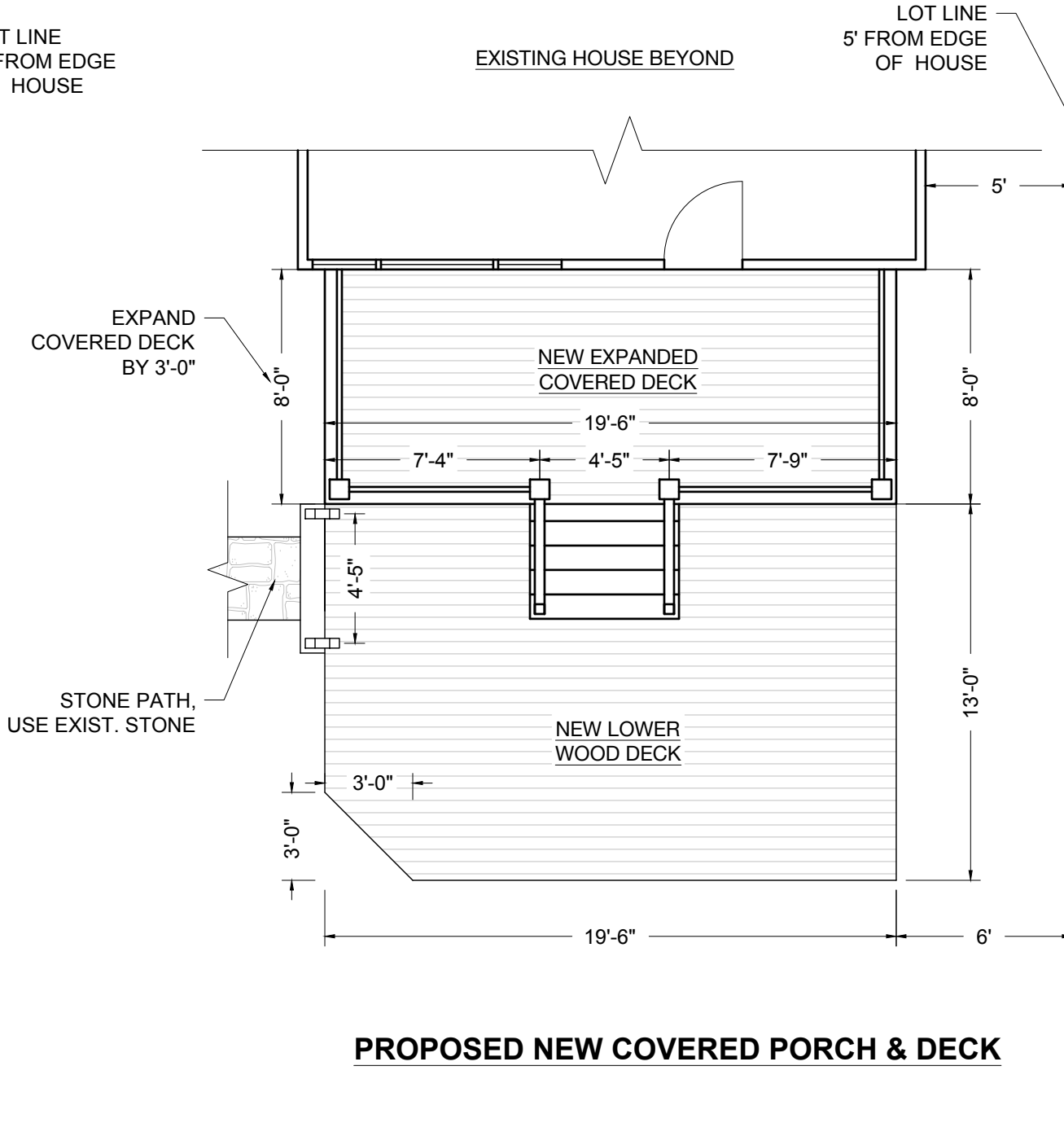
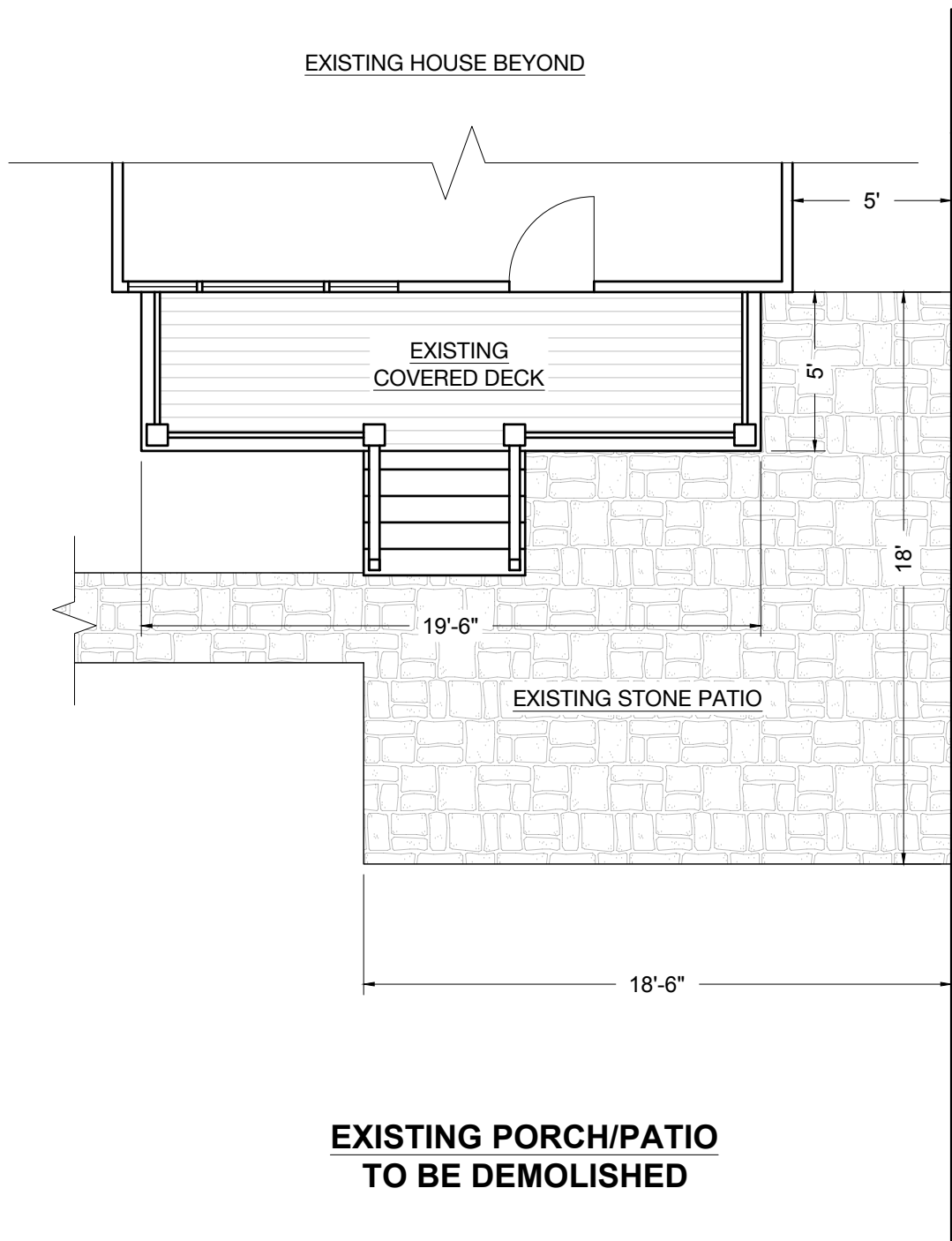
**EXISTING
ELEVATIONS**
PAGE SIZE: 11 X 17

DATE
10.27.2024

SCALE
 $\frac{1}{4}" = 1'$

DRAWING NO.

A-01



02	10.27.2024	ZBA DRAWINGS
01	09.08.2024	BUILDING PERMIT DRAWINGS
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE



ENGINEERING BY

LEE A FRIZZELL
PO BOX 322
TILLSON, NY 12486
TEL 845-594-1678
Project # 2424

DRAWINGS BY



Design | Drafting | Construction Mgmt
415 Main St. Rosendale NY, 12472
www.plumbuildings.com

FOR

JESSE MEYER
30 WILLOW STREET
BEACON, NY, 12508

PROJECT

**RENOVATION TO A
RESIDENTIAL DECK**

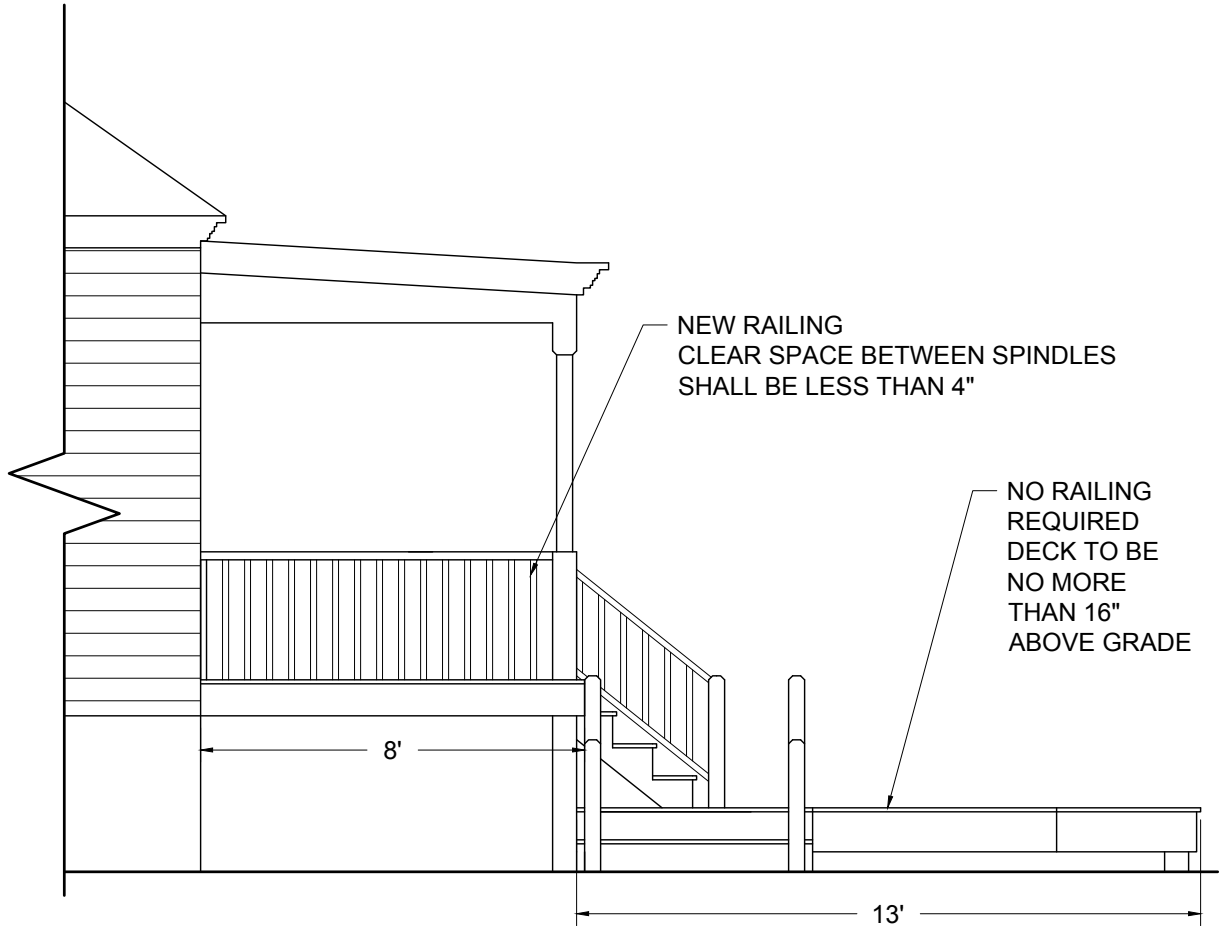
30 WILLOW STREET
BEACON, NY, 12508

DRAWING TITLE

FLOOR PLANS

PAGE SIZE: 11 X 17

DATE 10.27.2024	SCALE 3/16" = 1'
DRAWING NO. A-02	



02	10.27.2024	ZBA DRAWINGS
01	09.08.2024	BUILDING PERMIT DRAWINGS
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

ENGINEERING BY

LEE A FRIZZELL
PO BOX 322
TILLSON, NY 12486
TEL 845-594-1678
Project # 2424

DRAWINGS BY

FOR

JESSE MEYER
30 WILLOW STREET
BEACON, NY, 12508

PROJECT

RENOVATION TO A
RESIDENTIAL DECK

30 WILLOW STREET
BEACON, NY, 12508

DRAWING TITLE

PROPOSED ELEV.

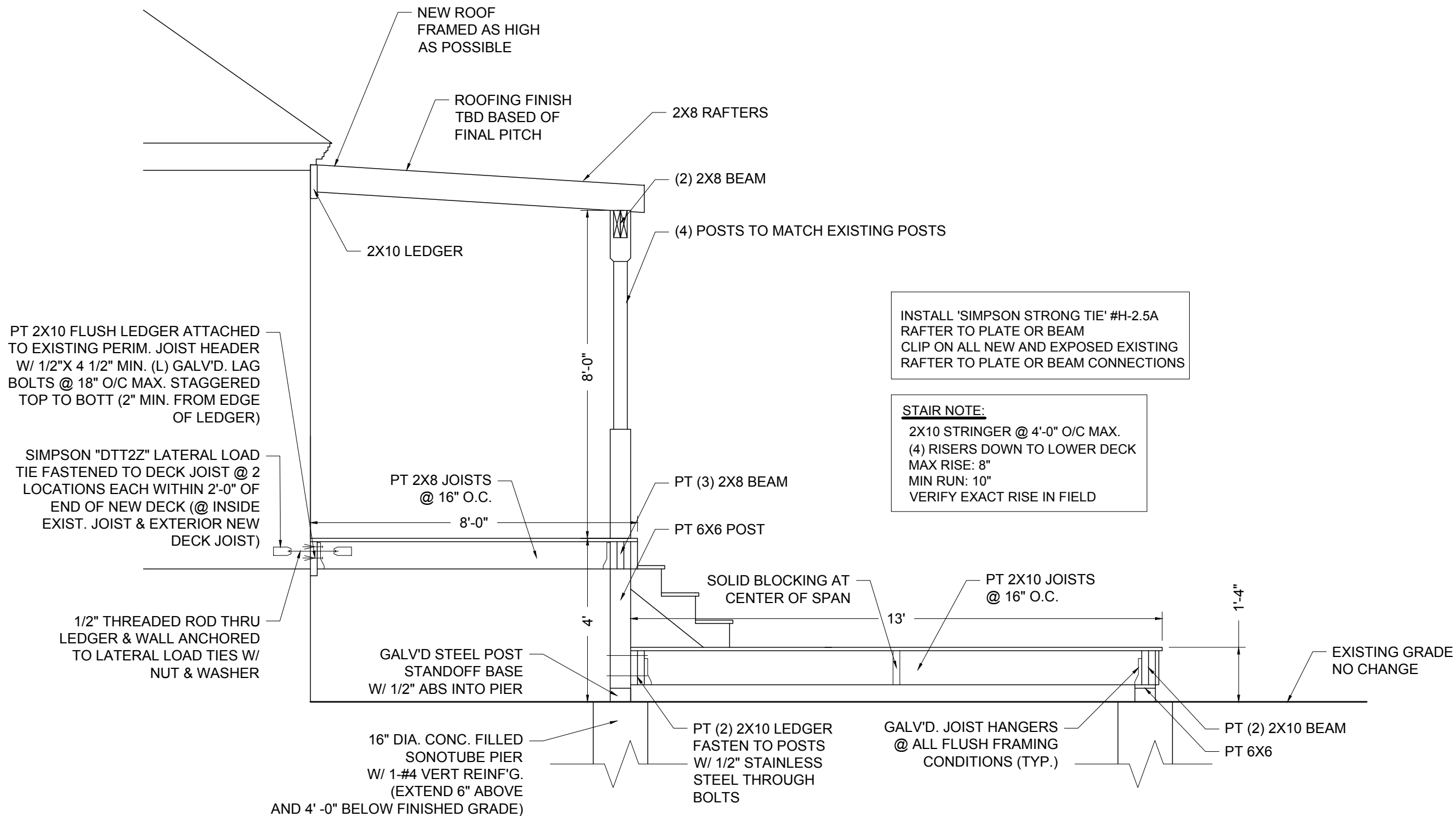
PAGE SIZE: 11 X 17

DATE 10.27.2024

SCALE **1/4" = 1'**

DRAWING NO.

A-03



02	10.27.2024	ZBA DRAWINGS
01	09.08.2024	BUILDING PERMIT DRAWINGS
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE

ENGINEERING BY

LEE A FRIZZELL
PO BOX 322
TILLSON, NY 12486
TEL 845-594-1678
Project # 2424

DRAWINGS BY

415 Main St. Rosendale NY, 12472
www.plumbuildings.com

FOR

JESSE MEYER
30 WILLOW STREET
BEACON, NY, 12508

PROJECT

**RENOVATION TO A
RESIDENTIAL DECK**

30 WILLOW STREET
BEACON, NY, 12508

DRAWING TITLE

SECTION

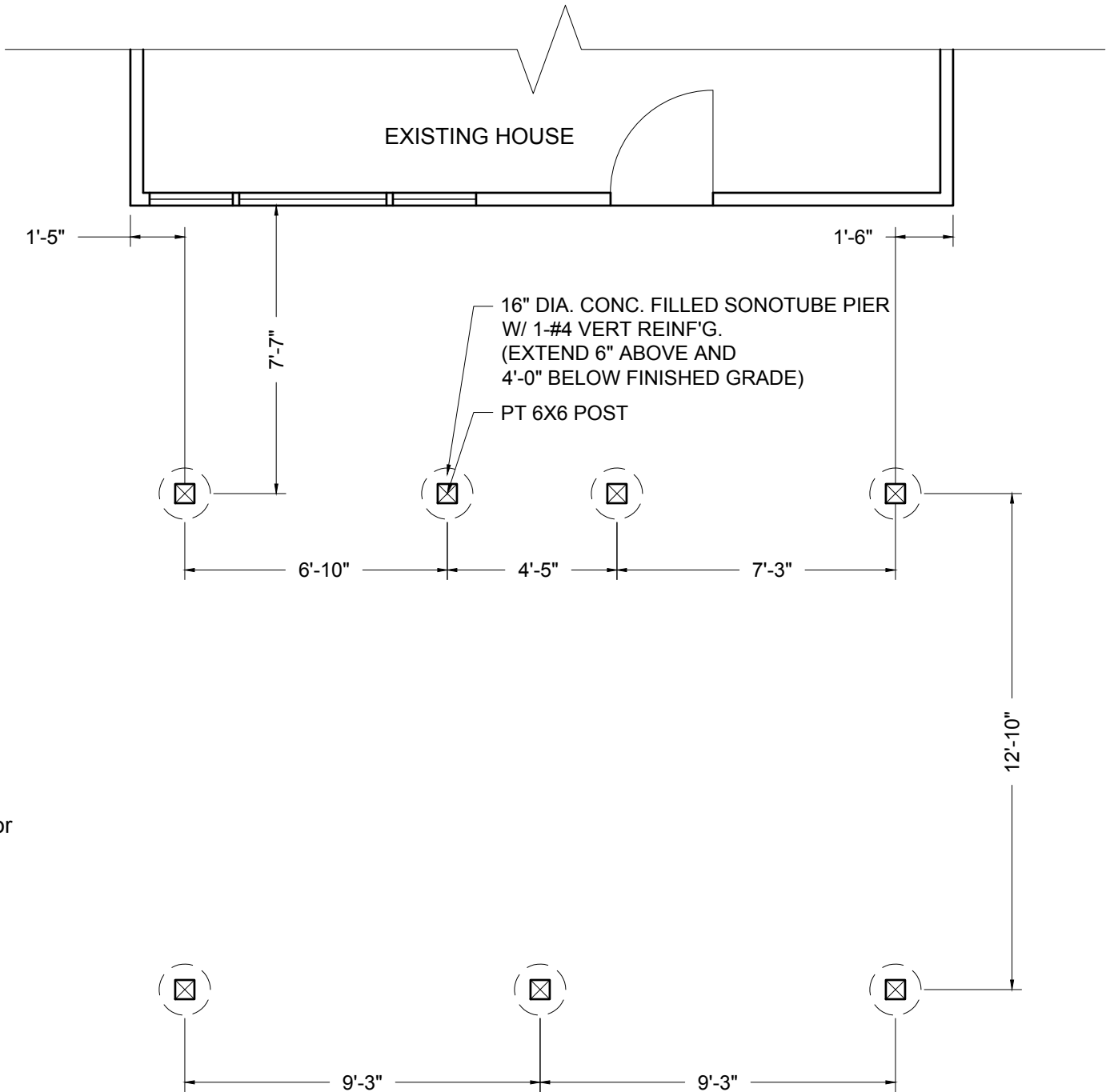
PAGE SIZE: 11 X 17

DATE
10.27.2024

SCALE
3/8" = 1'

DRAWING NO.

A-04



FOUNDATION NOTES

1. Footings shall be placed on firm, undisturbed soil or approved engineered fill.
2. All concrete construction to comply with ACI318. Minimum 28 day compressive strength = 2,500 psi
3. Steel reinforcement: ASTM A615 with minimum tensile strength of deformed bars = 40 ksi
4. Minimum concrete cover on reinforcement:
 - Footings poured against earth - 3"
 - Surface exposed to weather or earth : Bars larger than #5 - 2"/#5 or smaller - 1.5"
 - Surfaces not exposed to weather or earth: Slabs, walls - 3/4"
5. For all rebar lap splices provide wire-tied overlap of at least 44 bar diameters
6. All footings to be placed on undisturbed soil or min 4" compacted crushed stone over undisturbed soil.

02	10.27.2024	ZBA DRAWINGS
01	09.08.2024	BUILDING PERMIT DRAWINGS
NO	DATE	ISSUE

ISSUE RECORD

SEAL & SIGNATURE



ENGINEERING BY

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FOR

JESSE MEYER
30 WILLOW STREET
BEACON, NY, 12508

PROJECT

RENOVATION TO A
RESIDENTIAL DECK

30 WILLOW STREET
BEACON, NY, 12508

DRAWING TITLE

**FOUNDATION
PLAN**

PAGE SIZE: 11 X 17

DATE 10.27.2024	SCALE 1/4" = 1'
DRAWING NO. A-05	