



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

NO APPLICATIONS WERE RECEIVED AND AS SUCH THE SCHEDULED DECEMBER 17th ZONING BOARD MEETING HAS BEEN CANCELLED The next Zoning Board meeting is scheduled to take place on Wednesday, January 22, 2025, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of the November 19, 2024, minutes

Regular Meeting

1. ***THIS APPLICATION HAS BEEN ADJOURNED TO THE JANUARY 22nd 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).

City of Beacon Zoning Board of Appeals Agenda
12/17/2024

Title:

*****THIS APPLICATION HAS BEEN ADJOURNED TO THE JANUARY 22nd 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 St denial ltr 8.5.24.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24 app.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24 Sheet 1_Site Plan ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24 Sheet 2_Existing Conditions Demo Plan_ZBA Resubmission_1_240924.pdf](#)

[5 Willow ZBA 10.16, 11.19, 12.17.24 Sheet 3_Building Plans_ZBA Resubmission_1_240924.pdf](#)



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'

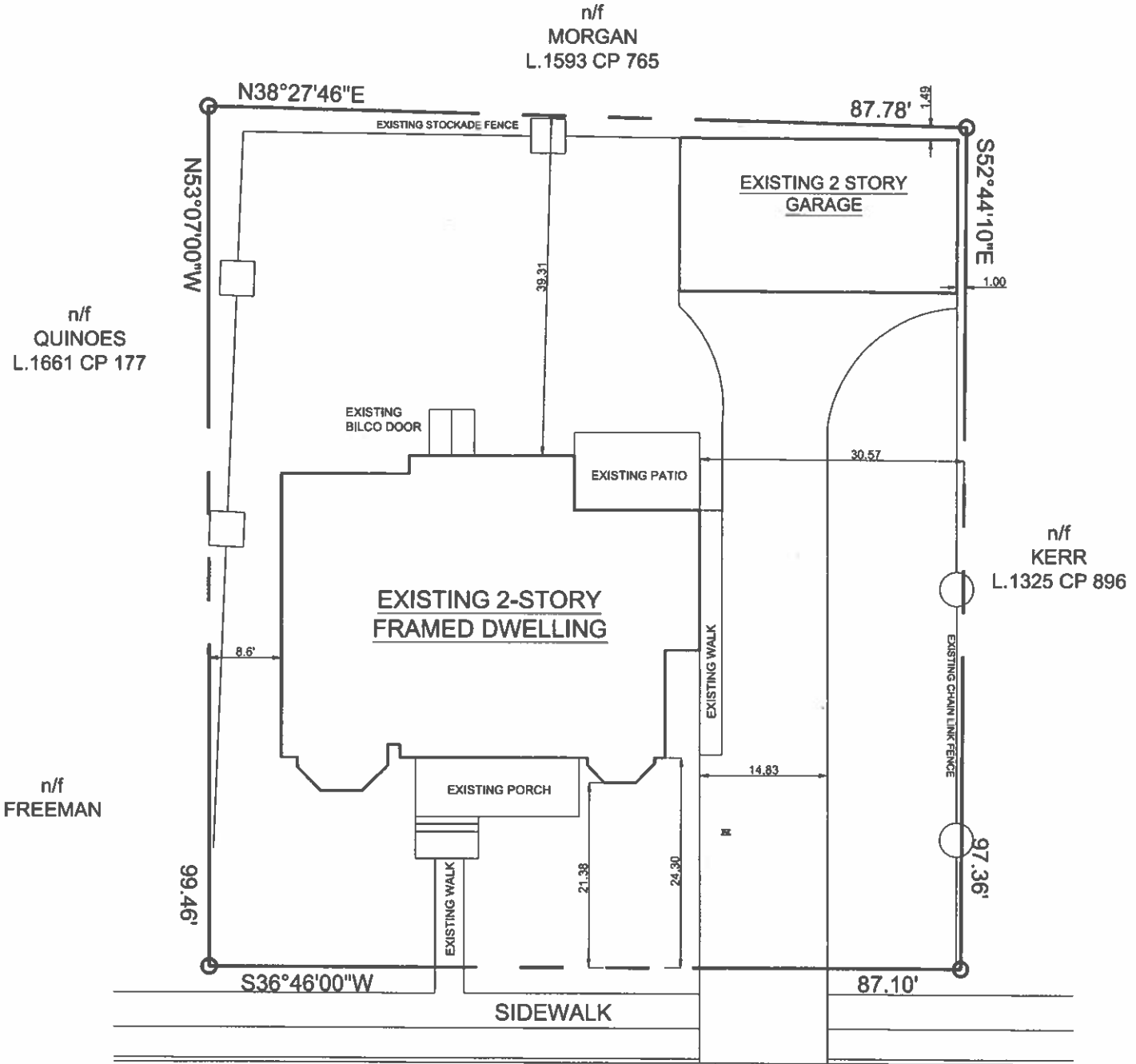
The requested variance is 18.51'

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,

A handwritten signature in blue ink, appearing to read "BF", is written over a horizontal line.

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 BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Susan Battersby

ADDRESS: 5 Willow Street
Beacon, NY 12508

TELEPHONE: _____

E-MAIL: _____

APPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Aryeh Siegel Architect

ADDRESS: 84 Mason Circle
Beacon, NY 12508

TELEPHONE: 845-838-2490

E-MAIL: _____

PROPERTY LOCATION: 5 Willow Street

ZONING DISTRICT: T

TAX MAP DESIGNATION: SECTION 5954

BLOCK 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.)

NO

YES

Initial

X

MP

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

KLJM

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

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 A

Name of Applicant: Jeffery Battersby, (POA Susan C. Battersby)

Address of Applicant: 1 Mountain Lane, Beacon, NY 12508

Telephone 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)



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																

5 WILLOW STREET



Location Map

1" = 200'

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

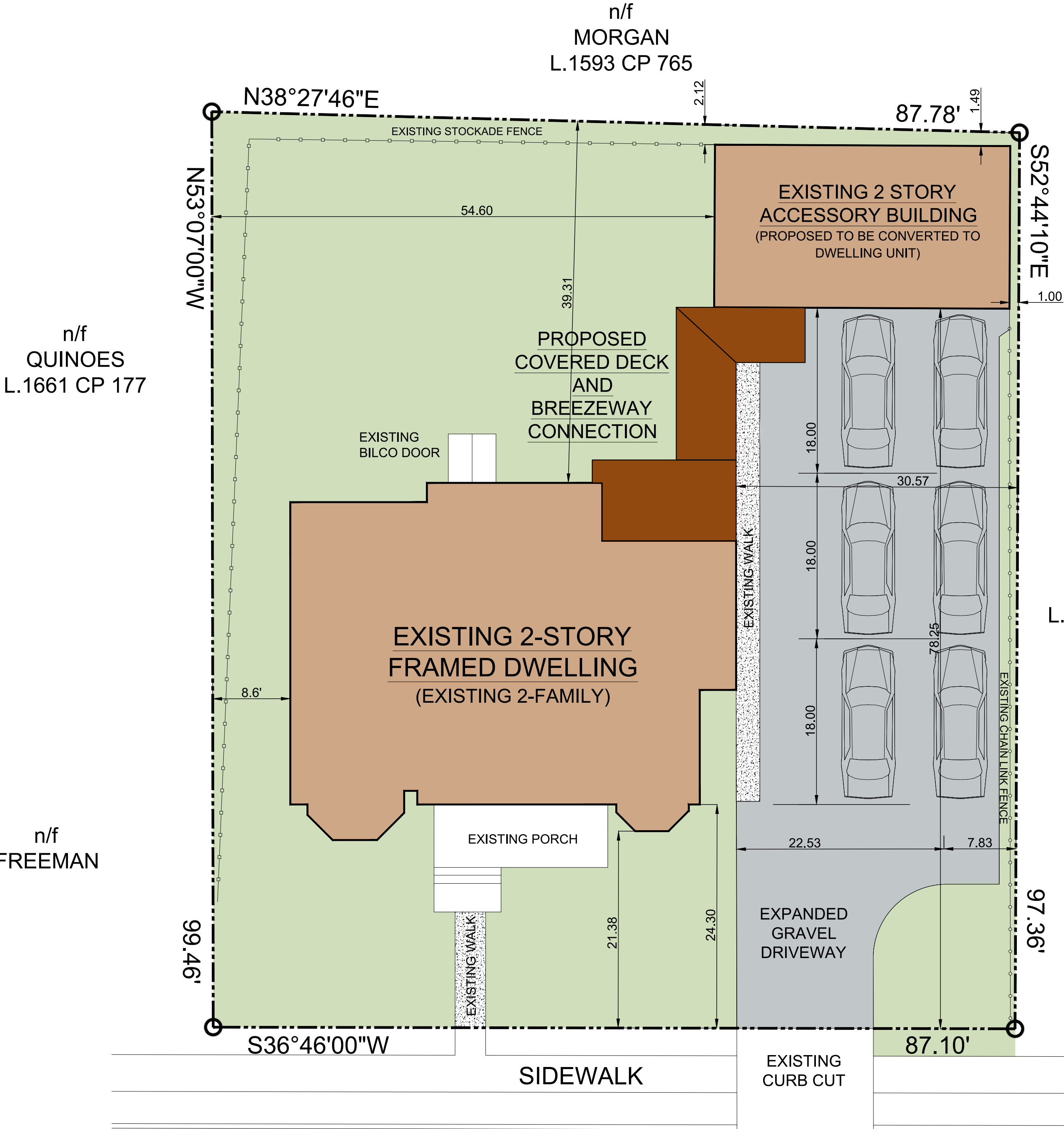
Sheet 1 of 3 - Site Plan

5 Willow Street

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



Existing Photos

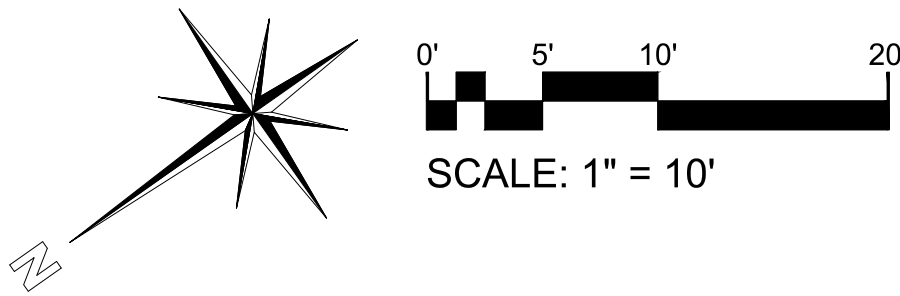


Site Plan

Scale: 1" = 10'

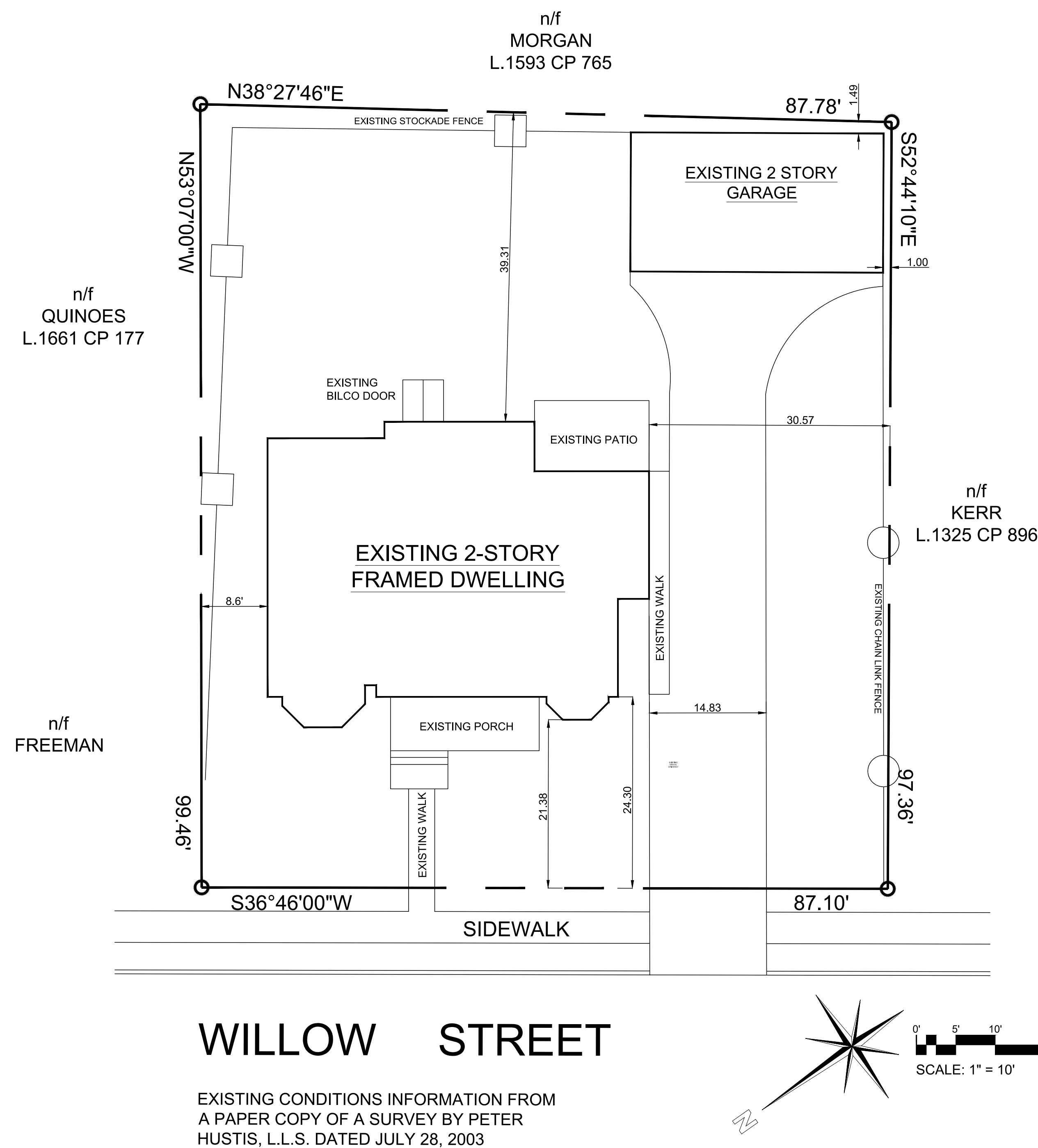
WILLOW STREET

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



Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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

[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Variance Application

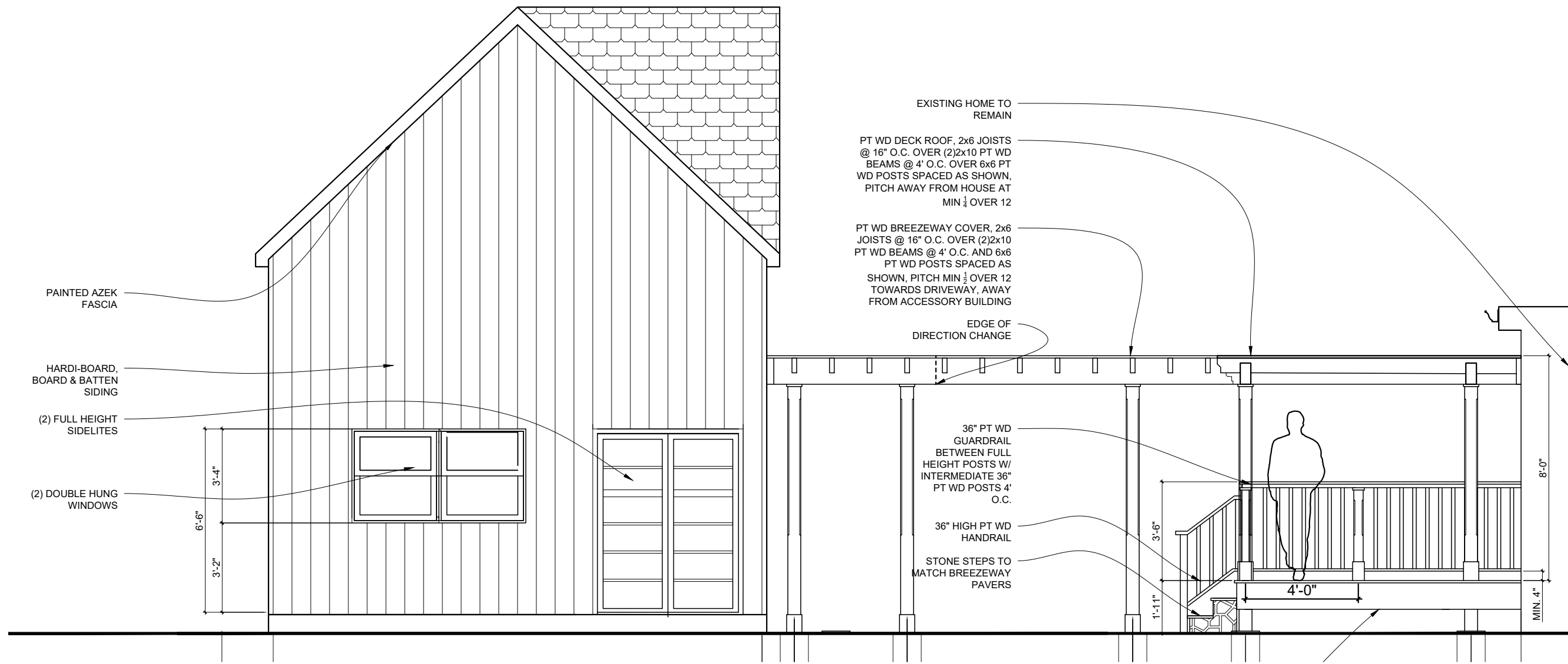
Sheet 2 of 3 - Survey / Existing Conditions Plan

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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

5 Willow Street

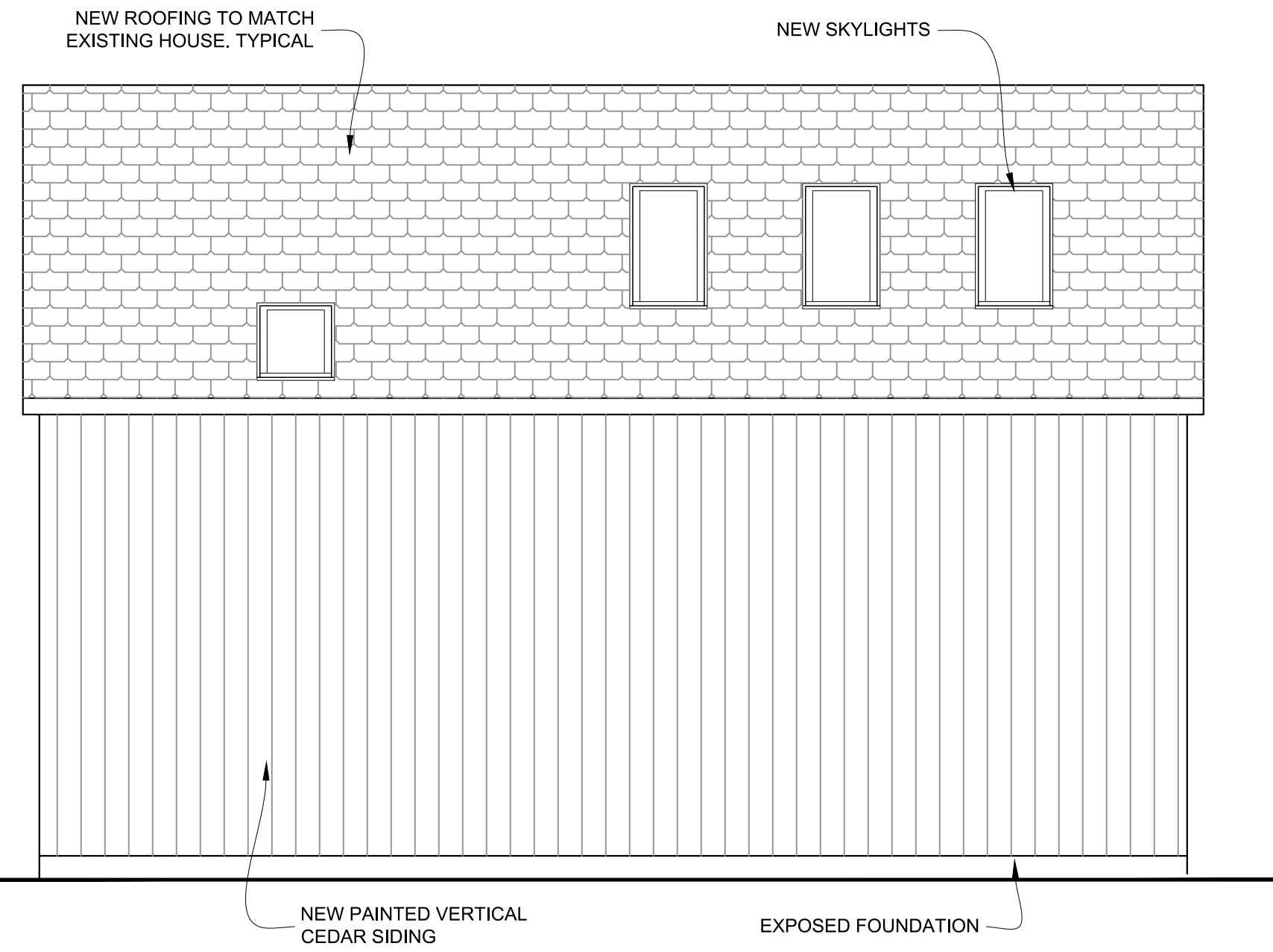
Beacon, New York
Scale: As Noted
September 24, 2024



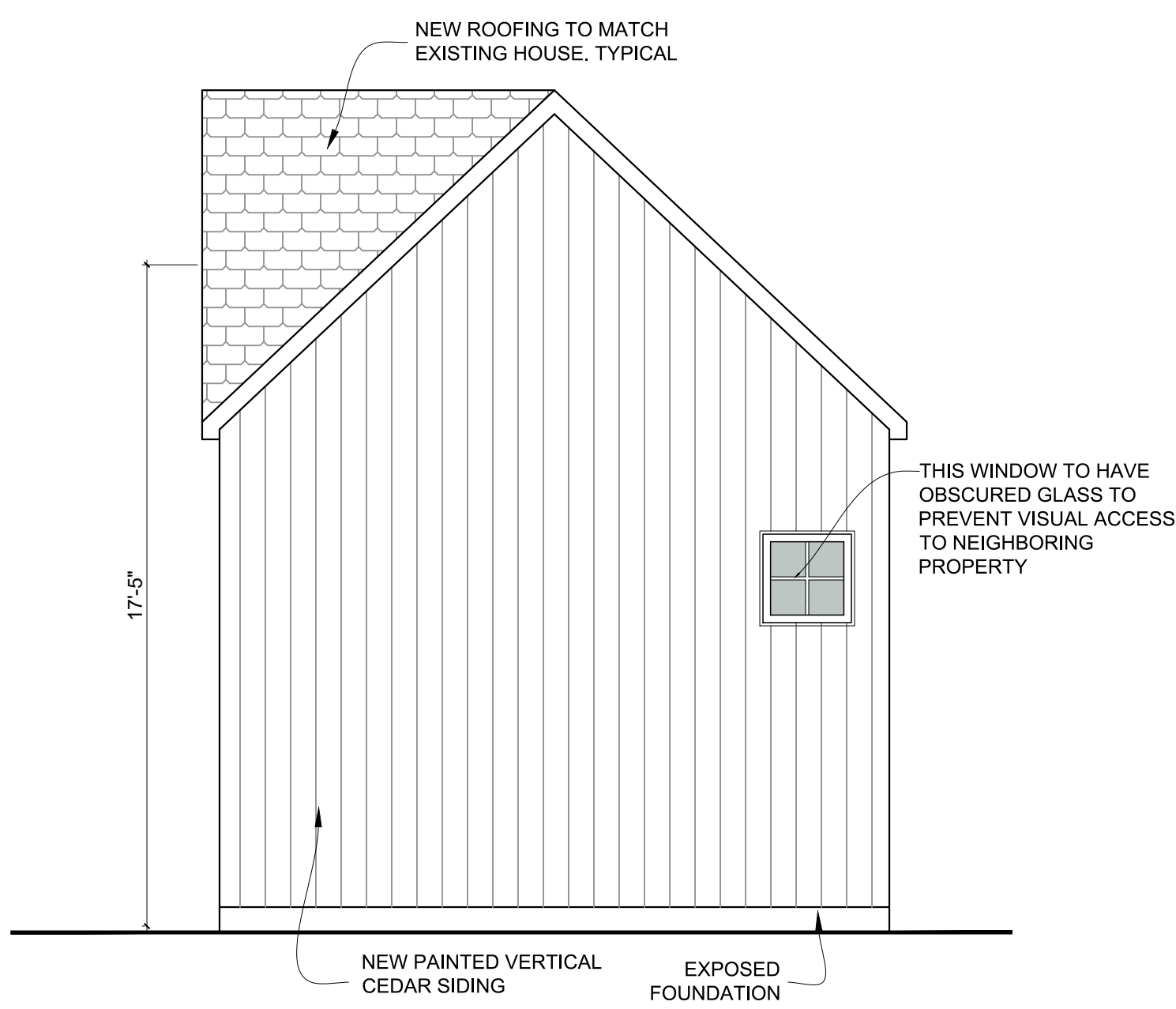
Right Side Elevation



Front Elevation

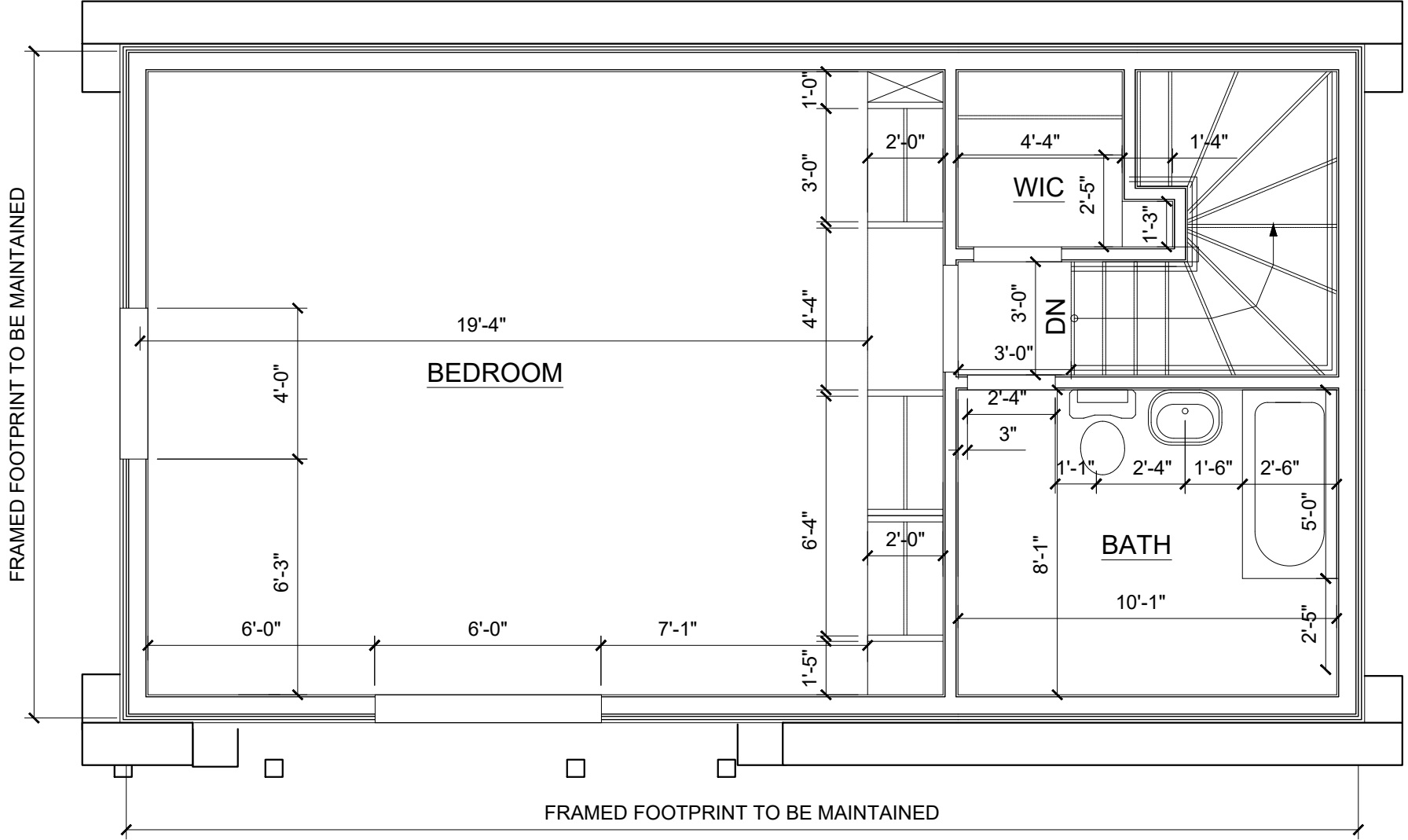


Rear Elevation



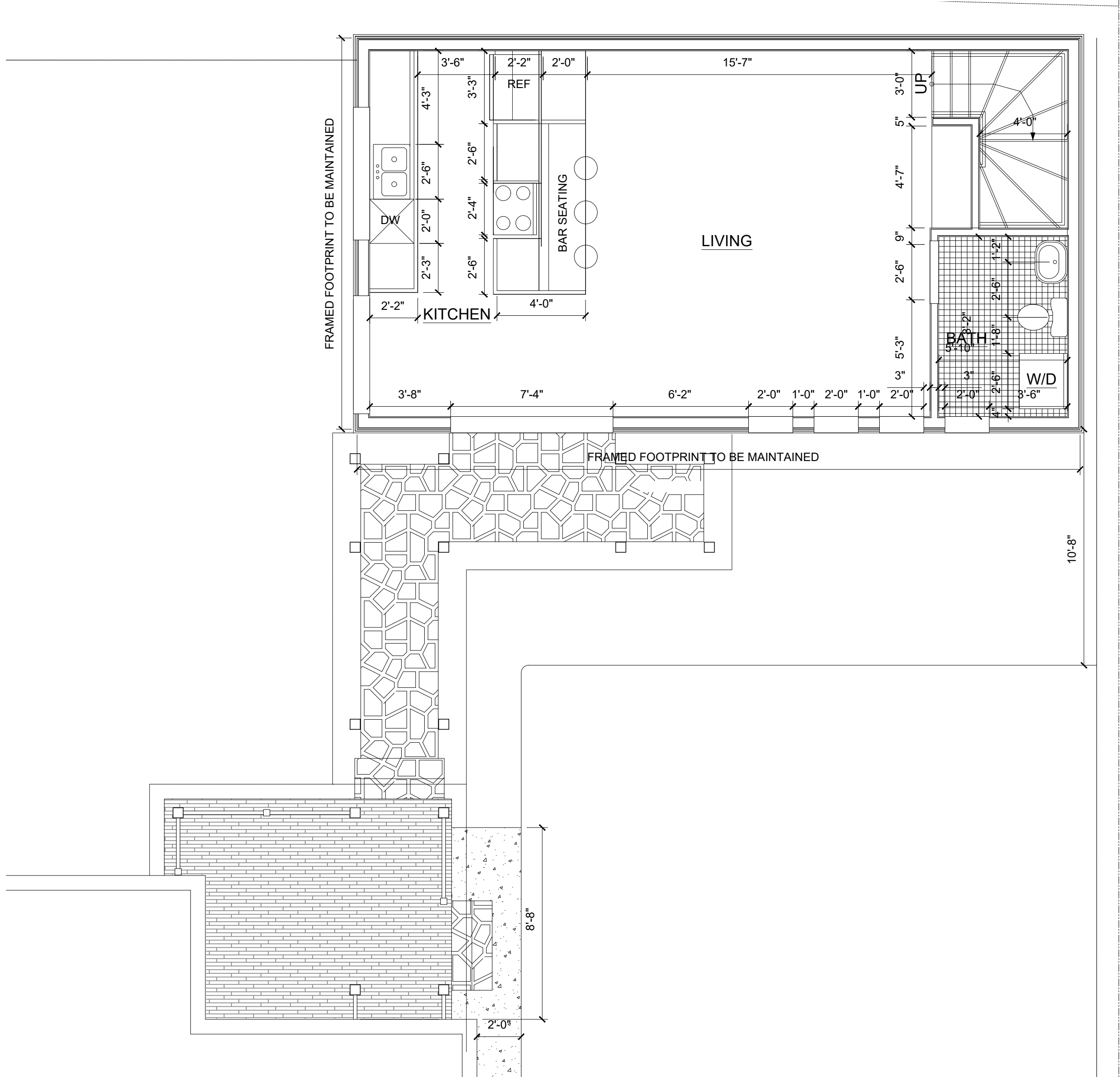
Left Side Elevation

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