



COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL
MEET ON TUESDAY,
DECEMBER 8, 2020 AT 7:00
PM. A TRAINING WORK
SESSION WILL TAKE PLACE
AT 7:00 PM AND THE
REGULAR MEETING AND
PUBLIC HEARINGS WILL
BEGIN IMMEDIATELY
THEREAFTER, BUT NOT
LATER THAN 7:30 PM.

February 15, 2022
7:00 PM
Zoning Board of Appeals Agenda

Regular Meeting

1. Review and hold public hearing on application submitted by Rajan Kumar, 1 Iris Circle, Tax Grid No. 30-5954-43-822637-00, R1-7.5 Zoning District, for relief from Section 223-17(D) to construct a two-story addition with an 8.6 ft. side yard setback (20 ft. required)
2. Consider request for a six (60) month extension of an Area Variance, 10 Herbert Street, submitted by Katherine Baker & Gamble Staempfli

City of Beacon Zoning Board of Appeals Agenda
02/15/2022

Title:

Review and hold public hearing on application submitted by Rajan Kumar, 1 Iris Circle, Tax Grid No. 30-5954-43-822637-00, R1-7.5 Zoning District, for relief from Section 223-17(D) to construct a two-story addition with an 8.6 ft. side yard setback (*20 ft. required*)

ATTACHMENTS

[1 Iris Circle Application.pdf](#)

[1 Iris Circle Proposed Exterior Elevations.pdf](#)

[1 Iris Circle Site Plan.pdf](#)

[1 Iris Circle Survey.pdf](#)

[1 Iris Circle Existing and Proposed Floor Plans.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Rajan KumarADDRESS: 1 Iris Circle - Beacon, NYTELEPHONE: 518.229.4105E-MAIL: Rajan.kumar@lpl.comAPPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: John SullivanADDRESS: 16 Barclay Street - Pough., NY 12601TELEPHONE: 914.456.1299E-MAIL: jsullivan2@hvc.rr.comPROPERTY LOCATION: 1 Iris CircleZONING DISTRICT: R1-7.5TAX MAP DESIGNATION: SECTION 5954BLOCK 43 LOT 822637

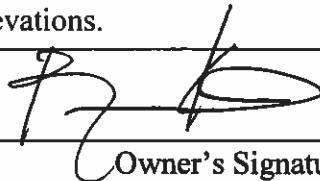
Section of Zoning Code appealed from or Interpretation desired:

223-17 Schedule of dimensional regulations (front yard setback requiring 20 feet requesting 11.5 foot variance) Subject property is a corner lot.

Reason supporting request:

Property is a corner lot. Proposed garage addition is left side of existing residence where existing driveway is located & accessed off intersecting cross street. Not a self created hardship as other locations on property not realistic.

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

Survey, Existing and Proposed Site Plan, Proposed Exterior elevations.Date: 01/20/22

Owner's Signature

Fee Schedule

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

Applicant's Signature

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Rajan Kumar

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

Not applicable

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

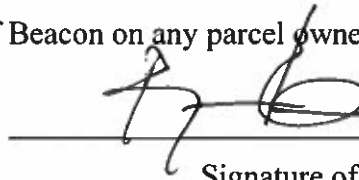
NoneApplicant Address: 1 Iris Circle, Beacon, NY 12508Project Address: 1 Iris Circle, Beacon, NY 12508Project Tax Grid # 5954-43-022637

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

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



Signature of Owner

Title if owner is corporation _____

Office Use Only:

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

NO ☒YES ☐Initial EG

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

NO ☐YES ☒Initial EG

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

NO ☐YES ☒Initial EG

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:

Rajan Kumar

Address of Applicant:

1 Iris Circle, Beacon, NY 12508

Telephone Contact Information:

518. 229. 4105

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.
Rajan Kumar	1 Iris Circle Beacon, NY 12508	518.229.4105	10/2019	10/2019 Dutchess County
Alak Kumar	298 Heruda Ave Columbus, OH 43215	614.578.7041	10/2019	10/2019 Dutchess County
Rosita Kumar	114 Lincoln Ave Cobleskill, NY 12043	518.234.7335	10/2019	10/2019 Dutchess County

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

☐

YES

☒

NO

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

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

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

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

☐

YES

☒

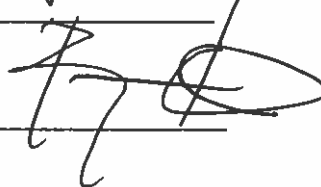
NO

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

(Print)

Rajan Kumar

(Signature)



Short Environmental Assessment Form

Part 1 - Project Information

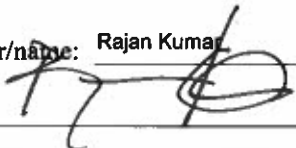
Instructions for Completing

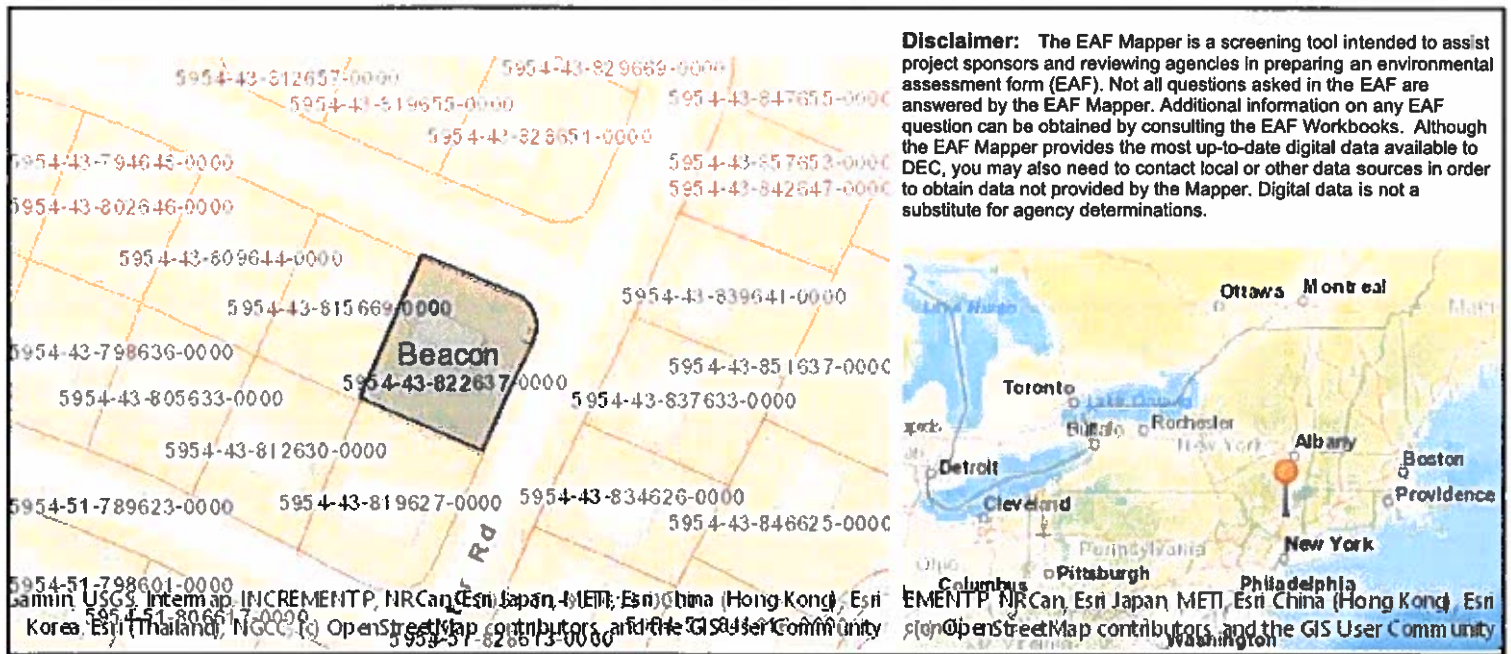
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

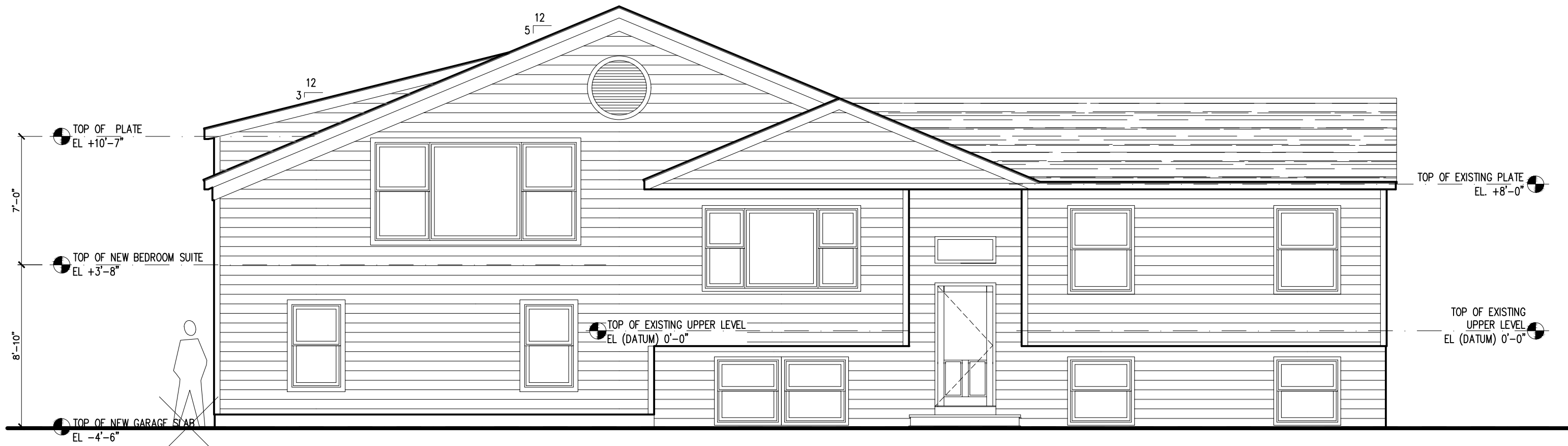
Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed addition to single-family residence			
Project Location (describe, and attach a location map): 1 Iris Circle			
Brief Description of Proposed Action: Addition to single family residence consisting of an attached garage ground level and second floor bedroom suite.			
Name of Applicant or Sponsor: Rajan Kumar		Telephone: 518.229.4105 E-Mail: Rajan.Kumar@lpl.com	
Address: 1 Iris Circle			
City/PO: Beacon		State: NY	
		Zip Code: 12508	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
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 Building Dept. - Zoning Board of Appeals			YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.19 acres b. Total acreage to be physically disturbed? _____ 0.06 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.19 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 action will exceed the state energy code requirements through the use of high-efficiency mech. equipment and insulation that will exceed the minimum requirements.	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	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?	NO	YES
Atlantic Sturgeon, Shortnos...	☐	☒
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?	NO	YES
If 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rajan Kumar</u> Date: <u>January 19, 2022</u>		
Signature:  Title: <u>Property Owner</u>		

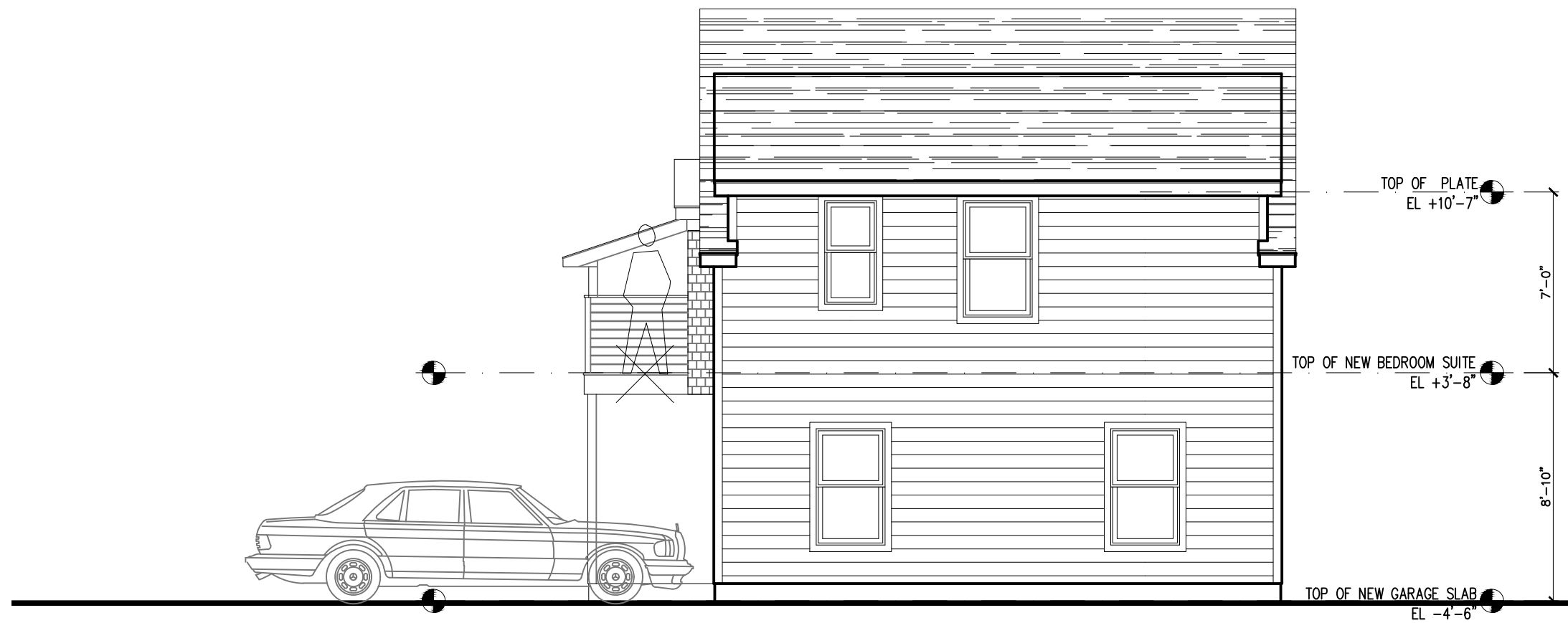


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



EXISTING NORTH (FRONT) ELEVATION w/ PROPOSED ADDITION

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



PROPOSED EAST (SIDE) ELEVATION

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



EXISTING SOUTH (REAR) ELEVATION w/ PROPOSED ADDITION

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

DESIGN AND DRAWINGS PREPARED BY:

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

PROPERTY OWNER:

RAJAN KUMAR
1 IRIS CIRCLE
CITY OF BEACON, NY

Date Issue

1.24.2022 ISSUED TO OWNER FOR REVIEW
1.25.2022 ISSUED TO CITY OF BEACON (ZBA APPLICATION)

Project Title

GARAGE
and MASTER SUITE ADDITION
Kumar Residence
1 IRIS CIRCLE
CITY OF BEACON, NY

Drawing Title

**Proposed
Ext Elevations**

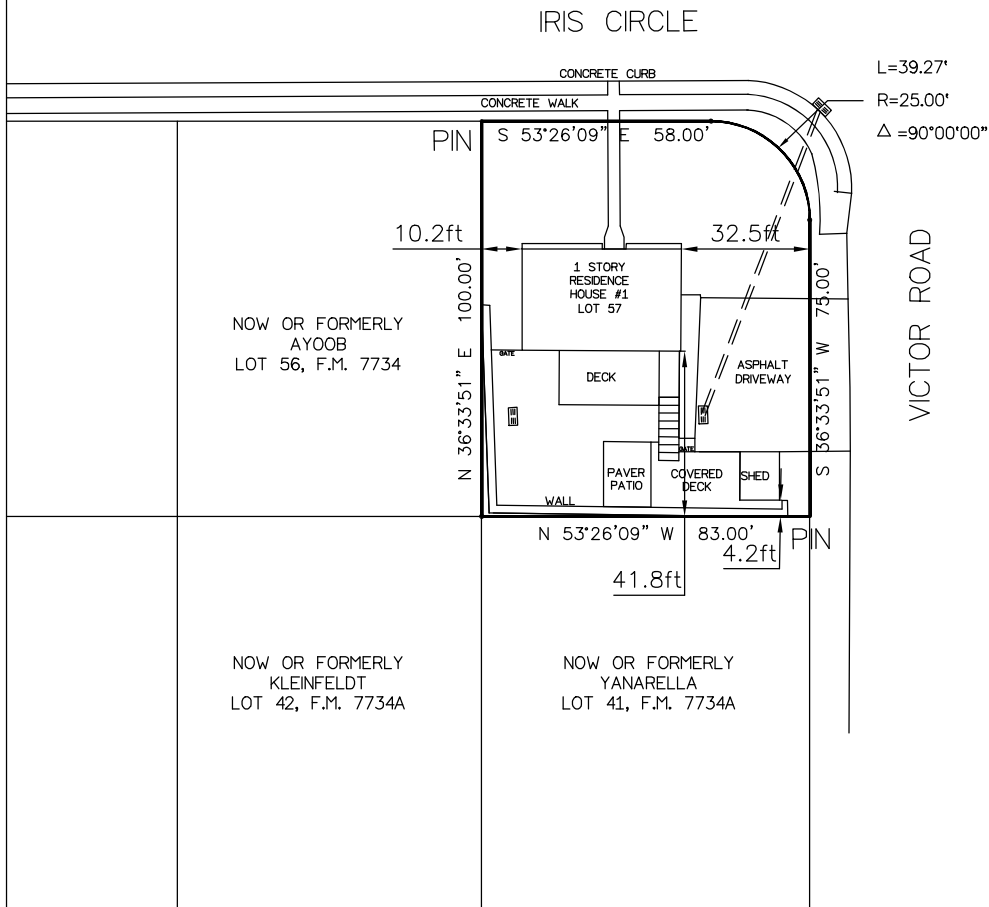
Project No. 2201
Date 1.7.2022
Scale AS NOTED
Drawing by JVS

Checked by

Drawing No.

A-2.0

8165.9 SQ. FT.
0.19 ACRES



Notes:

1. The parcel shown hereon is generally described as lot 57 on a certain map entitled "MAP OF SUBDIVISION RIVER KNOLLS, SECTION 1" filed in the office of the Dutchess County Clerk on September 15, 1986 as Map No. 7734.
2. Subject to any easements and/or rights of way that an accurate up to date abstract of title may show.
3. Survey as per record deed, existing monumentation, recorded and unrecorded maps.

I hereby certify that the survey shown hereon is based on an actual field survey completed on October 4, 2021 and that this map was completed on October 4, 2021.

Certified only to:



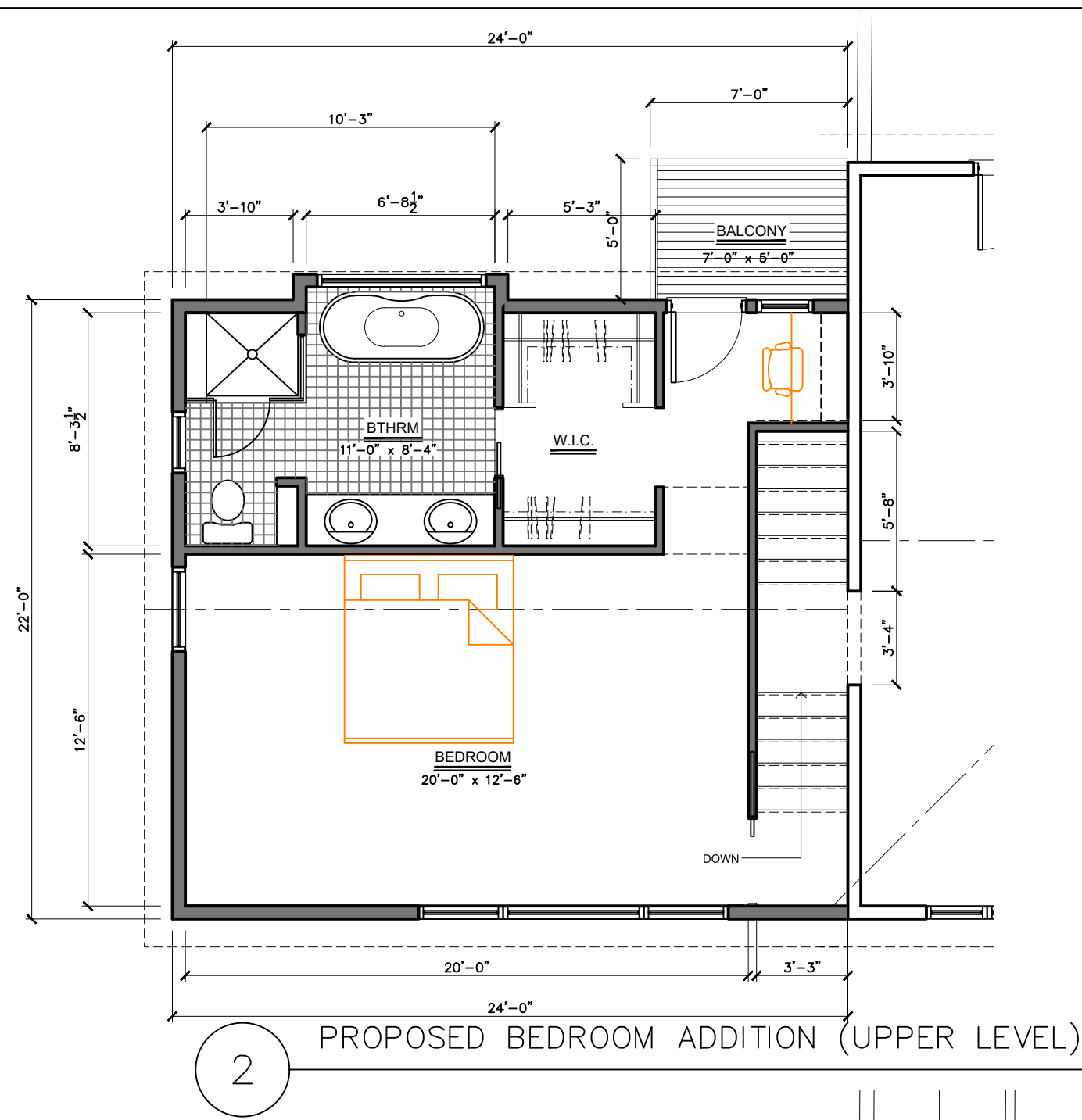
SURVEY OF
LOT #57, FILED MAP 7734

SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

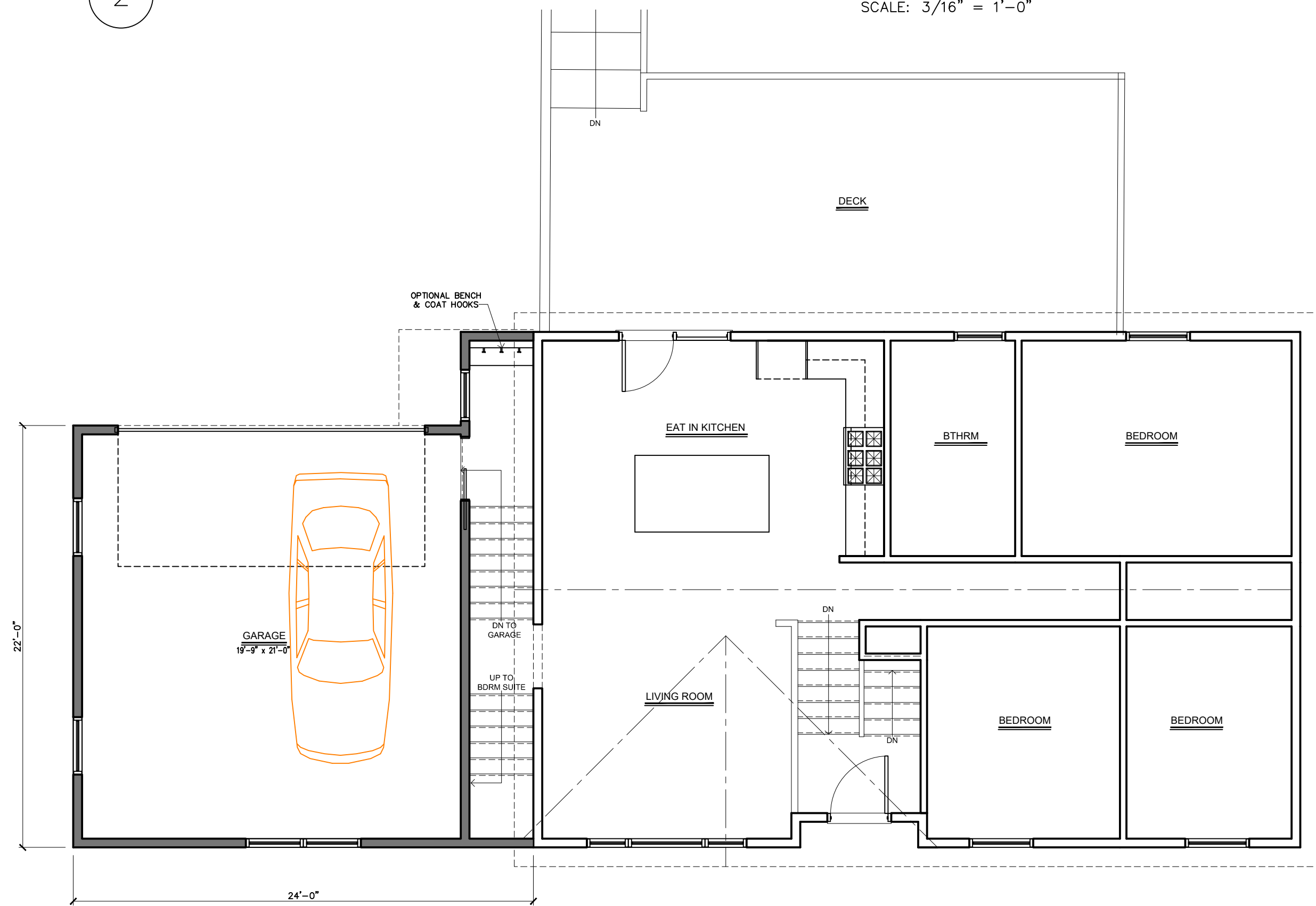
SCALE: 1in=30ft

October 4, 2021

The location of any subsurface easements, right of ways, encroachments and/or improvements, if any exist, are not certified or shown hereon.	
Any alterations or additions to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209 Sub-division 2.	
All certifications hereon are valid for this map and copies thereof only if said map of copies bear the inked or embossed seal of the surveyor whose signature appears hereon.	
John J. Post, Jr., Land Surveyor P.O. Box 827, Stone Ridge, N.Y.	



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



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

DESIGN AND DRAWINGS PREPARED BY:

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

PROPERTY OWNER:

RAJAN KUMAR
1 IRIS CIRCLE
CITY OF BEACON, NY

Date Issue

1.24.2022 ISSUED TO OWNER FOR REVIEW
1.25.2022 ISSUED TO CITY OF BEACON (ZBA APPLICATION)

Project Title

GARAGE
and MASTER SUITE ADDITION
Kumar Residence
1 IRIS CIRCLE
CITY OF BEACON, NY

Drawing Title

**Existing & Proposed
Floor Plans**

Project No. 2201

Date 1.7.2022

Scale AS NOTED

Drawing by JVS

Checked by

Drawing No.

A-1.0

City of Beacon Zoning Board of Appeals Agenda
02/15/2022

Title:

Consider request for a six (60) month extension of an Area Variance, 10 Herbert Street, submitted by Katherine Baker & Gamble Staempfli

ATTACHMENTS

[10 Herbert Street Request for Extension.pdf](#)

City of Beacon
Zoning Board of Appeals
Attention Etha Grogan

January 15, 2022

Re: Request for an extension for the variance that was granted on our property located at
10 Herbert Street in Beacon NY
Parcel ID # 6054-30-135856

To Whom it May Concern:

This letter is in regards to a variance that was granted by the zoning board for our property located at 10 Herbert Street in Beacon NY on July, 20, 2021. We are hereby formally requesting an extension of 6 months as is required by the terms of the variance, since we are unable to make the current deadline for permit filing.

We attest that no circumstances around the project have changed and that this request for an extension to the time in which we may file for building permits is due only to the fact that we suffered some delays in our progress due to the pandemic and its related impact in the community and the construction industry.

We are now working in earnest with our architect and our team for the construction phase and will be submitting permit applications this spring, and are confident we will be able to take care of this process without further delay, if granted the extension we're requesting.

Many thanks for your consideration. If you have any questions, I can be reached at 917-742-4278 and/or gamblestaempfli@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Gamble Staempfli", written in a cursive style.

Gamble Staempfli