



COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE ZONING BOARD OF
APPEALS WILL MEET 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.

December 20, 2022
7:00 PM
Zoning Board of Appeals Agenda

Regular Meeting

1. Review and hold public hearing on application submitted by House Advancement LLC, 12 Louisa Street, Tax Grid No. 30-6054-39-267638-00, in the R1-5 Zoning District, for relief from Section 223-10 (E) to extend a pre-existing nonconforming structure by adding a second-story addition (ADJOURNED UNTIL THE JANUARY 17, 2023 MEETING)
2. Consider request for a six (6) month extension of Area Variance, 146 Verplanck Avenue, submitted by James Petty

City of Beacon Zoning Board of Appeals Agenda
12/20/2022

Title:

Review and hold public hearing on application submitted by House Advancement LLC, 12 Louisa Street, Tax Grid No. 30-6054-39-267638-00, in the R1-5 Zoning District, for relief from Section 223-10 (E) to extend a pre-existing nonconforming structure by adding a second-story addition ***(ADJOURNED UNTIL THE JANUARY 17, 2023 MEETING)***

ATTACHMENTS

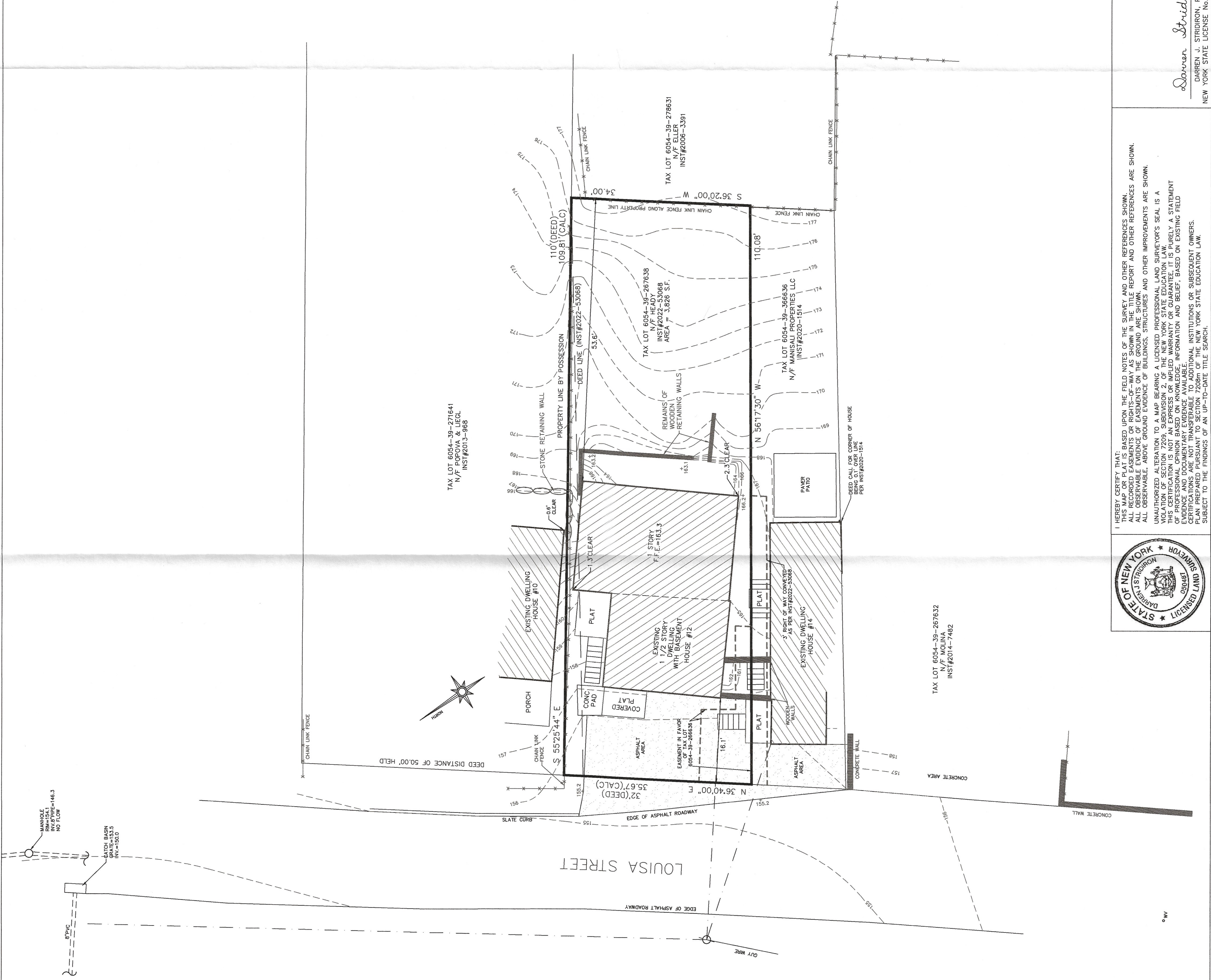
[12 Louisa Street Property Survey.pdf](#)

[12 Louisa Street_ZBA Application-11.29.2022.pdf](#)

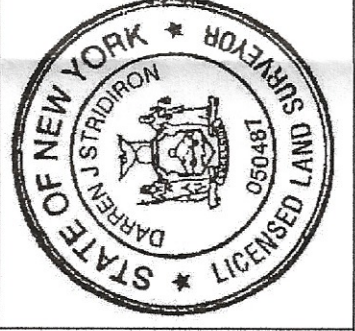
[22109 Louisa_ZBA BINDER_11.29.2022.pdf](#)

- REFERENCES:
- VILLAGE OF BEACON TAX MAP SECTION 6054.
 - DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
INST#2022-53068
INST#2022-53069
INST#2013-968
INST#2008-3381

LEGEND	
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING OVERHEAD WIRES
	DENOTES EXISTING STONE WALL
	DENOTES EXISTING CHAIN LINK FENCE
	DENOTES EXISTING CONTOUR LINE
	DENOTES EXISTING SPOT GRADE



I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF FACTS BASED ON THE INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.



BOUNDARY & TOPOGRAPHIC SURVEY LOCATED AT	TAX LOT: 6054-39-267638
12 LOUISA STREET	AREA: AS SHOWN
VILLAGE OF BEACON DUTCHESS COUNTY NEW YORK	DATE: 11/21/22
148 ROUTE 17M SUITE 2, HARRISMAN, NY 10926	SCALE: 1" = 10'
	JOB NO. 1402-96

Darren Stridiron
DARREN J. STRIDIRON, P.E., L.S., P.C.
NEW YORK STATE LICENSE NO. 050487

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: House Advancement LLC

ADDRESS: 3213 Hamilton Way

New Windsor, NY 12553

TELEPHONE: (917) 434-6358

E-MAIL: jeffrealtamirano@yahoo.com

APPLICANT (if not owner): _____

ADDRESS: 3213 Hamilton Way

New Windsor, NY, 12553

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Jason Lichwick Architecture

ADDRESS: 1207 Route 9, Suite 6A

Wappingers Falls, NY 12590

TELEPHONE: (845) 284-6344

E-MAIL: jason@jlarchitectureny.com

PROPERTY LOCATION: 12 Louisa Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 39 LOT 267638

Section of Zoning Code appealed from or Interpretation desired:

Section 223-10 Nonconforming uses and structures

Subsection E Nonconformity other than use.

Reason supporting request:

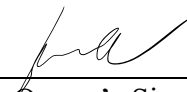
Area variance to remove and replace the main roof and add a small second story addition to the second floor.

The work proposed is within the existing footprint of the house and meets the maximum height requirement.

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

Survey and construction documents

Date: 11/25/22



Owner's Signature

Fee Schedule

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

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: House Advancements LLC

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

Jeffrey Altamirano

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

12 Louisa Street

Applicant Address: 3213 Hamilton Way, New Windsor NY 12553

Project Address: 12 Louisa Street, Beacon NY

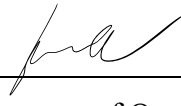
Project Tax Grid # 6054-39-267638

Type of Application 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, Jeffrey Altamirano, 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 True
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon False
3. ALL tax payments due to the City of Beacon are current True
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon False
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon False
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current True



Signature of Owner

Membet/President

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	___
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)	___	___	___

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 A

Name of Applicant: Jeffrey Altamirano

Address of Applicant: 3213 Hamilton Way, New Windsor NY 12553

Telephone Contact Information: (917) 434-6358

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.
Jeffrey Altamirano	3213 Hamilton Way New Windsor, NY, 12553	9174346358	07/2022, closing company	07/2022, closing company in Newburgh

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

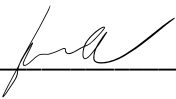
SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

(Print) Jeffrey Altamirano

(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 House Advancements LLC	Telephone Contact Information (917) 434-6358
Principal Place of Business of Entity 3213 Hamilton Way New Windsor, NY 12553	Place and Date of incorporation Albany, NY 02/28/202
Method of Incorporation	Official place where the documents and papers of incorporation were filed Albany, NY

--	--

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jeffrey Altamirano	3213 Hamilton Way New Windsor, NY 12553	(917) 434-6358	

SECTION C. 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.
Jeffrey Altamirano	3213 Hamilton Way New Windsor, NY 12553	(917) 434-6358	07/29/2022 via purchase/close	07/29/2022 Beacon, NY

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C 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 F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES

☐ NO

Current Name	Other Names

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.

N/A

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, _____ 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) _____

(Signature) _____

PROJECT:

ADDITION & INTERIOR ALTERATIONS

12 LOUISA STREET
BEACON, NY 12508

OWNER:

HOUSE ADVANCEMENTS LLC

3213 HAMILTON WAY
NEW WINDSOR, NY 12553

PROJECT DATA

CODES:

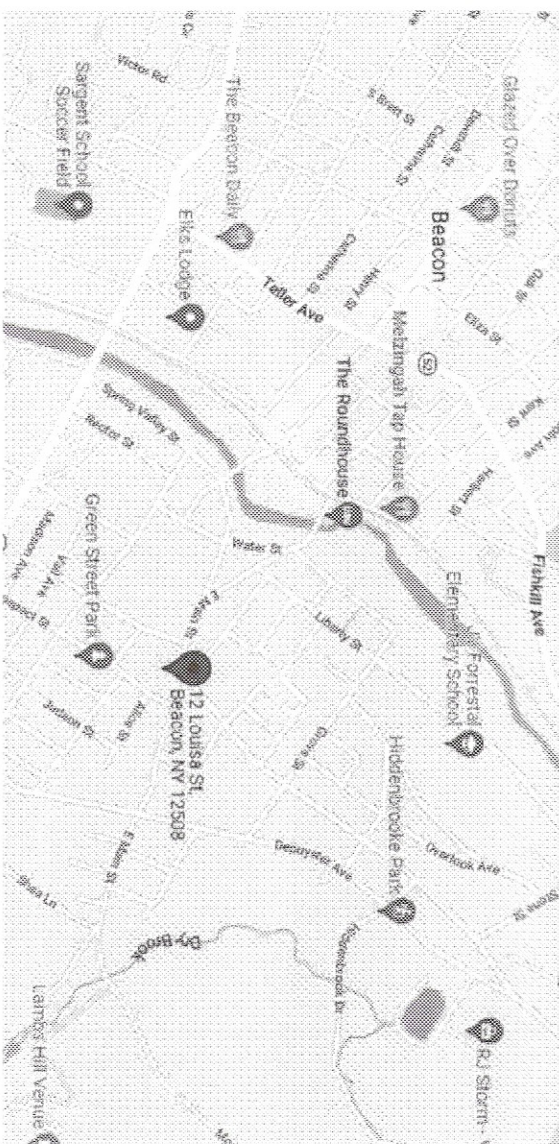
2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE

CLASSIFICATION:

- OCCUPANCY • SINGLE FAMILY DWELLING
CONSTRUCTION • TYPE 5B - FRAME CONSTRUCTION

DESIGN CRITERIA:

- UNIFORM DISTRIBUTED LIVE LOADS (LBS./S.F.):
ROOF • 35 GROUND SNOW LOAD
SLEEPING ROOMS • 30
ROOMS OTHER THAN SLEEPING ROOMS • 40
DECKS • 40



SITE LOCATION MAP

2020 RESIDENTIAL CODE OF NEW YORK STATE CHAPTER 11 ENERGY EFFICIENCY, TABLE 1102.1 - INSULATION & FENESTRATION REQUIREMENTS BY COMPONENTS CLIMATE ZONE: 5 (OUTDOORS)		
ITEM	REQD	PROVD
FENESTRATION U-FACTOR	U-0.35 (MAX)	U-0.31
SHUTTER	U-0.55 (MAX)	N/A
ROOF CEILING R-VALUE	R-49	R-48
WALL R-VALUE	R-20	R-21
MASS WALL ASSEMBLY	R-13	N/A
FLOOR R-VALUE	R-25	R-30
BASEMENT WALL R-VALUE	R-19/19	N/A
SLAB PERIMETER R-VALUE	R-10	N/A
SLAB PERIMETER DETAIL	F-T1	N/A
CRANK SPACE WALL R-VALUE	R-15/19	N/A

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
LOCATION: TOWN OF BEACON													
GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT RECD	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY (RIVY ONLY)	WEATHERING FROST LINE DEPTH	TERMINATE					WINTER DESIGN TEMP	
35	115	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	6	YES	NO	1000	51.6

LEGEND

- AREA NOT IN SCOPE OF WORK
- WATER CLOSET
- LAVATORY
- NEW DOOR
- EXISTING DOOR
- EXISTING WALL
- NEW CMU WALL
- NEW RATED SHAFT WALL
- NEW MASONRY WALL
- NEW STUD WALL
- CENTER LINE
- BEAM ABOVE
- PROPERTY BOUNDARY
- FENCE LINE
- SETBACK AREA
- FOOTING BELOW
- GRADE
- CALL OUT
- SECTION INDICATOR
- ELEVATION VIEW INDICATOR
- INTERIOR ELEVATION VIEW INDICATOR
- BACKFILL/UNDISTURBED EARTH
- EXIST EARTH
- TARGET ELEVATION
- CENTERLINE
- WALL ASSEMBLY INDICATOR
- DOOR INDICATOR
- WINDOW INDICATOR
- COLUMN LINE INDICATOR

ABBREVIATIONS

ADA	AMERICAN DISABILITIES ACT	HT	HEIGHT
AFF	ABOVE FINISH FLOOR	INSTALL	INSTALLATION
A.H.J.	AUTHORITY HAVING JURISDICTION	INSUL	INSULATION
ALUM	ALUMINUM	JSTS	JOISTS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	LB	POUND
APPROX	APPROXIMATE	L.L	LIVE LOAD
ASSY.	ASSEMBLY	L.V.L	LAMINATED VENEER LUMBER
BOCY	BUILDING CODE NEW YORK	MAX.	MAXIMUM
BD	BOARD	ML	MILLIMETER
B.I.	BUILDING INSPECTOR	MN.	MINIMUM
BLOG	BUILDING	M.O.	MASONRY OPENING
B.O.	BOTTOM OF	MTL	METAL
BTM	BOTTOM	N/A	NOT APPLICABLE
CL	CLOSET	N.T.S	NOT TO SCALE
CLNG	CEILING	O.C.	ON CENTER
C.O.	CARBON MONOXIDE DETECTOR	O.H	OVER HEAD/OVER HANG
CONC	CONCRETE	P.E	PROFESSIONAL ENGINEER
CONT.	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
COV.	COVERAGE	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	R.A	REGISTERED ARCHITECT
DH	DOUBLE HUNG	REINF.	REINFORCING
DI.	DIAMETER	REF.	REFRIGERATOR
DL	DEAD LOAD	R.O.	ROUGH OPENING
DTL	DETAIL	R.Y.	REAR YARD
ELEC.	ELECTRIC	SD	SMOKE DETECTOR
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	S.F.	SQUARE FEET
E.W.	EACH WAY	SS	STAINLESS STEEL
FDN	FOUNDATION	STL	STEEL
F.I.	FIRE INSPECTOR	STOR.	STORAGE
FIN.	FINISH	S.Y.	SIDE YARD
FLR	FLOOR	T&A	TO BE ANNOUNCED
FT.	FOOT	T.O.	TOP OF
FTG	FOOTING	T.W.S	TYPICAL WALL SECTION
F.Y.	FRONT YARD	TYP	TYPICAL
GALV.	GALVANIZED	VERT.	VERTICAL
GC	GENERAL CONTRACTOR	V.I.F.	VERIFY IN FIELD
G.S.L.	GROUND SNOW LOAD	W	WITH
GYP	GYPSUM	W.I.C.	WALK-IN CLOSET
HORIZ.	HORIZONTAL	W.W.M.	WELDED WIRE MESH

Drawing List

- T1.1 TITLE SHEET
S1.1 PROPOSED SITE PLAN & ZONING DATA
A1.1 EXISTING & PROPOSED BASEMENT PLAN, FIRST & SECOND FLOOR PLANS, SCHEDULES & DETAILS
A2.1 PROPOSED EXTERIOR ELEVATIONS
A3.1 PROPOSED BUILDING SECTIONS & DETAILS
D1.1 EXISTING & PROPOSED DEMO PLANS
D1.2 EXISTING & PROPOSED DEMO ELEVATIONS



JASON LICHWICK ARCHITECTURE PLLC
387 HOCKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603

P: 845.284.8344
jasonlichtwick.com

IT IS A VIOLATION OF THE LAW FOR
UNLESS APPLIED TO AN EXISTING
UNDER THE DIRECTION OF A
REGISTERED ARCHITECT OR ENGINEER.
THIS DRAWING IS THE PROPERTY OF
JASON LICHWICK ARCHITECTURE PLLC.
ITEM BEARING THE SEAL OF AN
ARCHITECT OR ENGINEER IS NOT TO
BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF JASON
LICHWICK ARCHITECTURE PLLC.
ALTERNATION, AND A SPECIFIC
DESIGNATION OF THE ALTERNATION.
NOTE: DO NOT SCALE



Proposed Addition and Interior Alterations

House Advancements, LLC
9.B.L. 0054-639-267638
112553 HAMILTON WAY
Beacon, NY 12508

For Zoning Board of Appeals Review and Approval

Date: 11.28.2022
Revisions:
Drawn By: JL

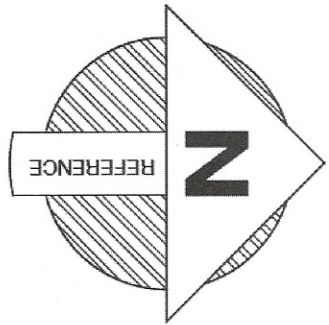
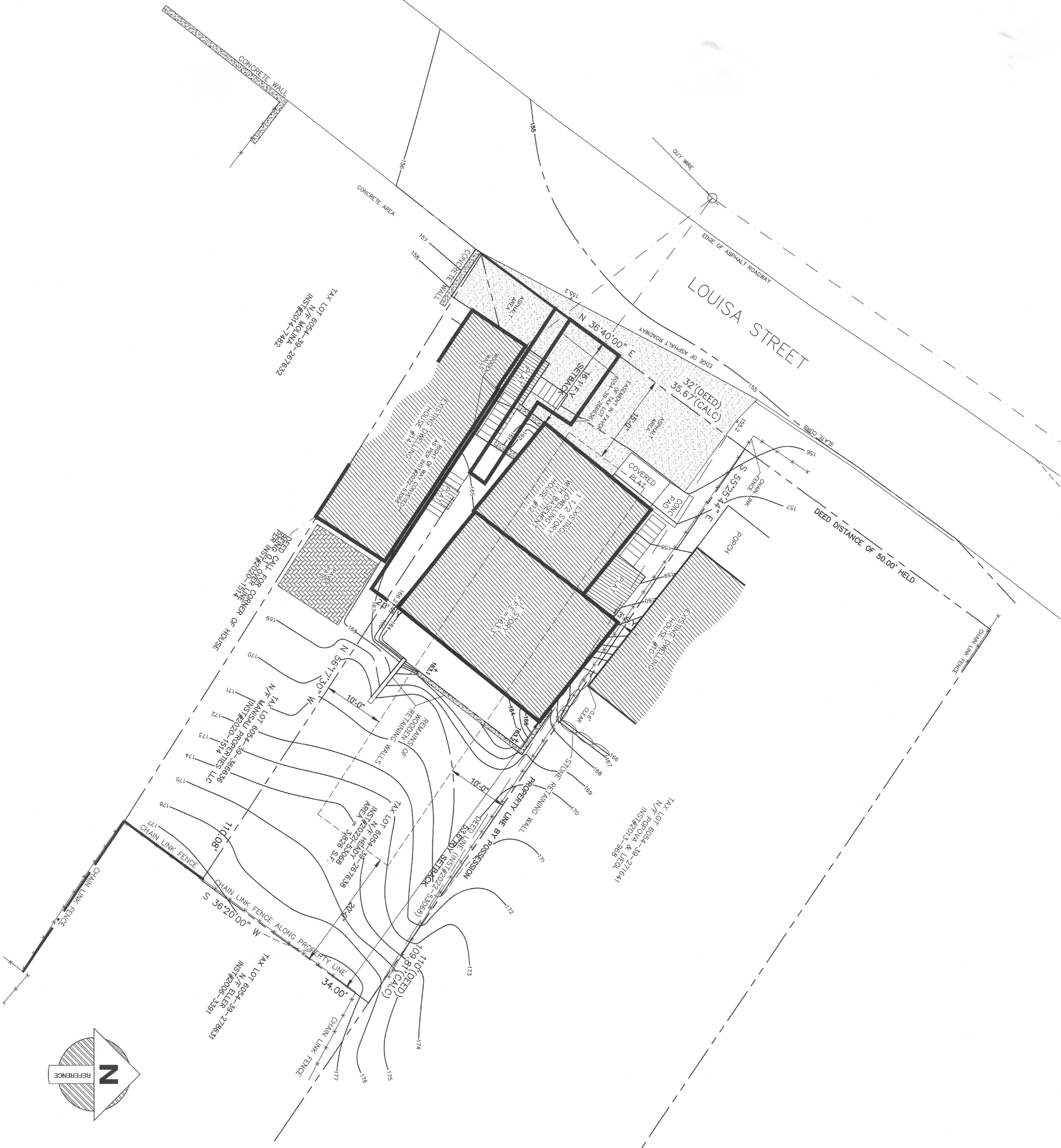
T1.1

BULK TABLE REQUIREMENTS				
ZONING INFORMATION	ZONE :		R1-5 (Suburban Residential)	
	Proposed Use :		Single Family Dwelling	
	Permitted with:		By Right	
MINIMUM REQUIREMENTS				
	Required	Existing	Provided	
Lot Area	5,000 S.F.	*3,826 SF+/-	*3,826 SF+/-	
Lot Width	50'	*35.67 FT	*35.67 FT	
Lot Depth	100'	110 FT	110 FT	
Lot Size Per Unit Area	5,000 S.F.	*3,826 SF+/-	*3,826 SF+/-	
YARD SETBACKS				
	Required	Existing	Provided	
Front	15 FT	16.1 FT+/-	16.1 FT+/-	
Rear	20 FT	53.6 FT+/-	53.6 FT+/-	
Side	10 FT	* 1.25 FT	* 1.25 FT	
MAXIMUM PERMITTED				
	Permitted	Existing	Provided	
Max # Units Per Bldg.	1	1	1	
Stories/Building Height	2.5 / 35 FT	1.5 / 29'-10" +/-	2 / 31'-3" +/-	

INDICATES PRE-EXISTING NONCONFORMING CONDITION

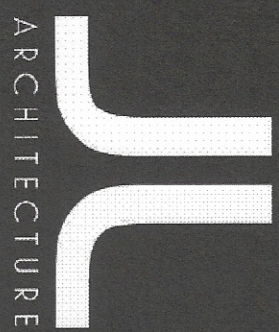
INDICATES VARIANCE REQ'D

* INDICATES PRE-EXISTING NONCONFORMING CONDITION
** INDICATES VARIANCE REQUEST



NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A
PROPERTY SURVEY PREPARED BY DARREN J. STRIDIRON, PLS, NYS
LIC. # 050487 FOR
HOUSE ADVANCEMENTS LLC DATED: NOVEMBER 21, 2022

1 Proposed Site Plan
Scale: 1" = 10'-0"



JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.6344
jason@lichwick.com

IT IS A VIOLATION OF THE LAW FOR
ANY PERSON UNLESS ACTING
UNDER THE AUTHORITY OF A
LICENSED ARCHITECT OR ENGINEER,
TO SEAL, RESEAL, OR ALTER
THIS DRAWING OR SEAL OR AN
ALTERED SEAL, OR TO REUSE
THIS SEAL AND THE NOTATION
HEREON FOR ANY OTHER PROJECT.
DISREGARDING THIS WARNING
NOTE DOES NOT SCALE.



Proposed Addition and Interior Alterations

House Advancements, LLC
S.B.L.: 6054-39-267638
12 Louisa Street
Beacon, NY 12508

For Zoning Board of Appeals Review and Approval

Revisions:

Drawn By: JL

S1.1

WALL TYPES	
1 WALL TYPE 1: EXISTING EXTERIOR WALL - EXISTING STUD FRAMING @ 16" O.C. - HOUSE WRAP - 1/2" Gypsum Wall Board - 1/2" Gypsum Wall Board	5 WALL TYPE 5: NEW EXTERIOR WALL - EXISTING STUD FRAMING @ 16" O.C. - HOUSE WRAP - 1/2" Gypsum Wall Board - 1/2" Gypsum Wall Board
2 WALL TYPE 2: EXISTING INTERIOR WALL - NEW 1/2" Gypsum Wall Board - 2x4 WOOD STUD FRAMING @ 16" O.C. - NEW 1/2" Gypsum Wall Board	6 WALL TYPE 6: NEW INTERIOR PARTITION WALL - NEW 1/2" Gypsum Wall Board - 2x4 WOOD STUD FRAMING @ 16" O.C. - NEW 1/2" Gypsum Wall Board
3 WALL TYPE 3: EXISTING INTERIOR WALL - NEW 1/2" Gypsum Wall Board - EXIST 2x4 WOOD STUD FRAMING @ 16" O.C. - NEW 1/2" Gypsum Wall Board	7 WALL TYPE 7: NEW INTERIOR PLUMBING WALL - 1/2" Gypsum Wall Board - 2x6 WOOD STUD FRAMING @ 16" O.C. - NEW 1/2" Gypsum Wall Board NOTE: USE M.R. GYP @ BATHROOM SIDE
4 WALL TYPE 4: EXISTING INTERIOR WALL - 1/2" Gypsum Wall Board - 2x4 WOOD STUD FRAMING @ 16" O.C. - 1/2" Gypsum Wall Board	

WINDOW SCHEDULE			
NUMBER	QUANTITY	MODEL #	REMARKS
1	2	3-0' x 4-2'	EXISTING WINDOW TO REMAIN
2	1	8-4" x 8-9 1/2"	EXISTING WINDOW TO REMAIN
3	1	2-3 1/2' x 3-5 1/2'	ANDERSEN (100S) GRILLE PATTERN TO MATCH DRAWINGS
4	1	2-2' x 4-5'	EXISTING WINDOW TO REMAIN
5	5	30x9 & (100SH)	ANDERSEN (100S) GRILLE PATTERN TO MATCH DRAWINGS
6	1	2-3 1/2' x 3-11 1/2'	EXISTING WINDOW TO REMAIN
7	1	30x9 (100SH)	ANDERSEN (100S) GRILLE PATTERN TO MATCH DRAWINGS
8	1	26x9-2 (100SHD)	ANDERSEN (100S) GRILLE PATTERN TO MATCH DRAWINGS
9	1	3'-10" x 3'-11 3/4"	EXISTING WINDOW TO REMAIN
10	1	26x9 (100SH)	ANDERSEN (100S) GRILLE PATTERN TO MATCH DRAWINGS

LIGHT & VENTILATION CALCS. (HABITABLE ROOMS)

2020 RESIDENTIAL CODE OF NEW YORK STATE, SECTION R309 LIGHT & VENTILATION									
FLOOR AREA (SQ. FT.)		NATURAL LIGHT		NATURAL VENTILATION (CFM)		MINIMUM WINDOW RESCUE OPENING (SLEEPING AREAS)			
ROOM NAME	AREA (SQ. FT.)	PROVID. RECD.	FAILED	PROVID. RECD.	FAILED	PROVID. RECD.	FAILED	PROVID. RECD.	FAILED
BEDROOM 01	104	8.32	10.38	4.16	5.79	5.79	5.79	5.79	5.79
BEDROOM 02	100	8.00	10.38	4.00	5.79	5.79	5.79	5.79	5.79
BEDROOM 03	111	8.88	10.38	4.44	5.79	5.79	5.79	5.79	5.79
MASTER BEDROOM	124	9.92	20.78	4.96	11.58	11.58	5.79	5.79	5.79

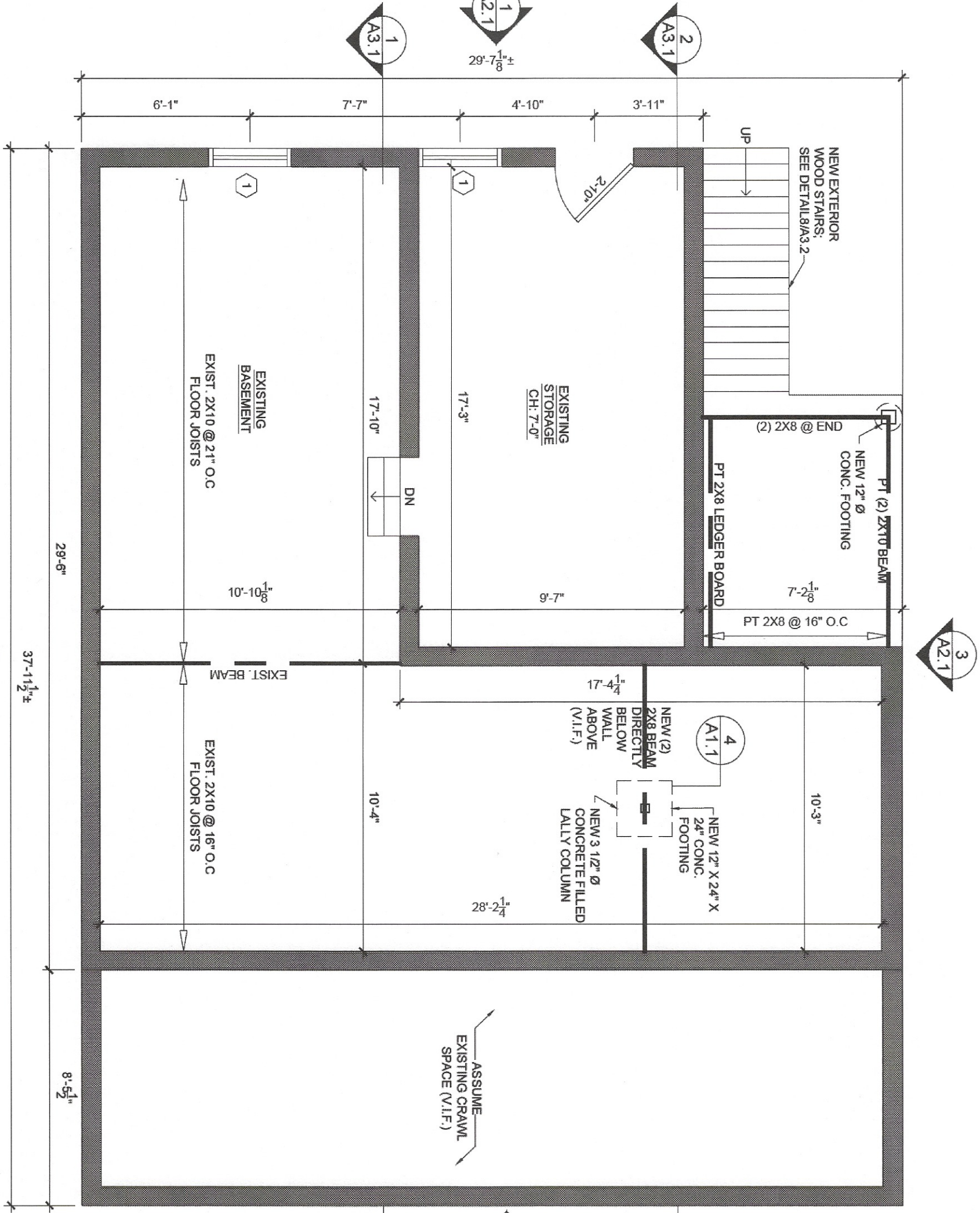
FIRST FLOOR ROOM FINISH SCHEDULE

ROOM NAME		BASE/ WALL TRIM		FLOOR		N		S		E		W		CEILING		NOTES	
LIVING ROOM	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
DINING ROOM	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
KITCHEN	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
PORCH	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
BEDROOM 01	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		

SECOND FLOOR ROOM FINISH SCHEDULE

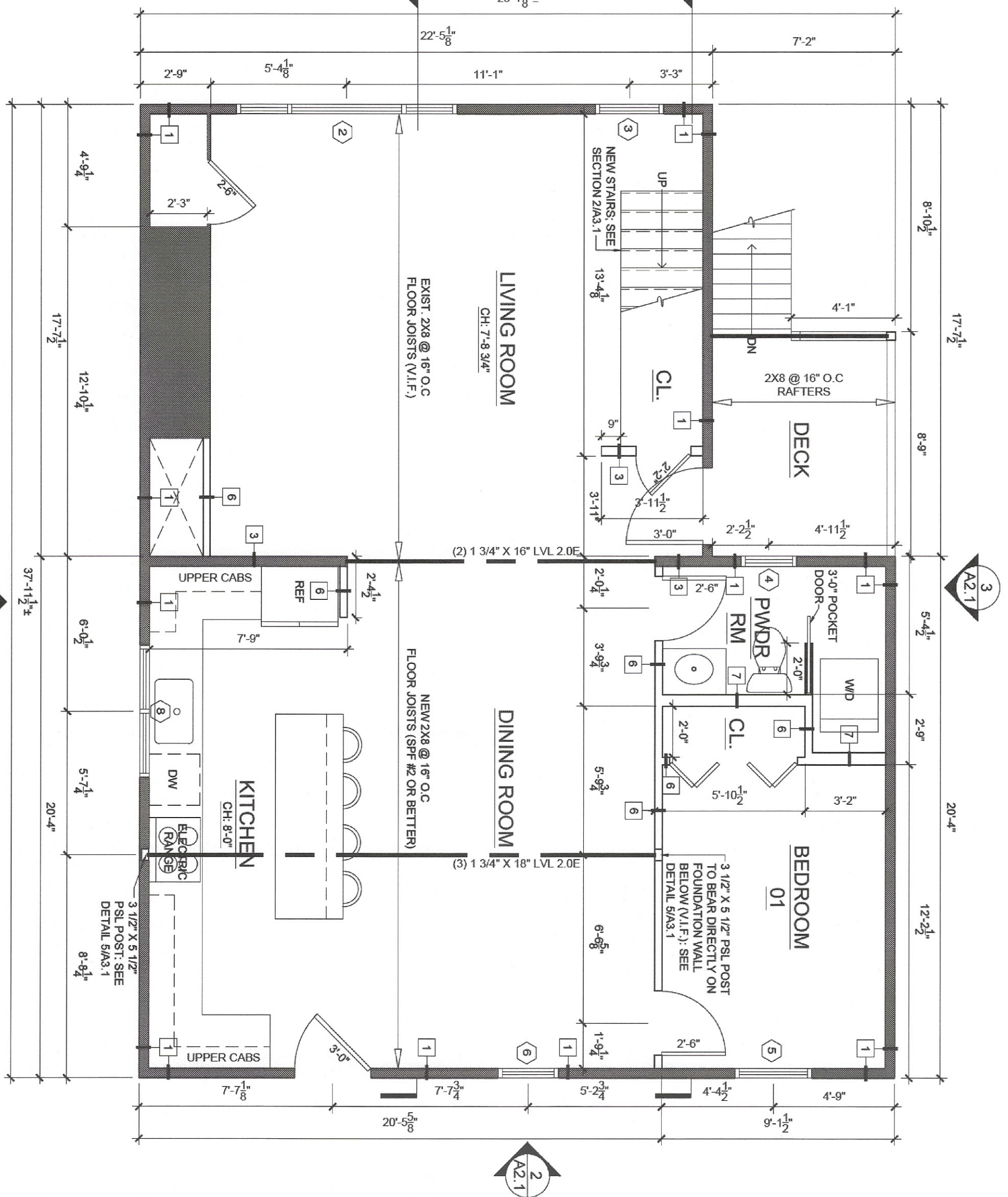
ROOM NAME		BASE/ WALL TRIM		FLOOR		N		S		E		W		CEILING		NOTES	
BEDROOM 02 (NEW)	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
BEDROOM 03 (NEW)	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
MASTER BEDROOM (NEW)	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
BATH 01 (NEW)	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		
BATH 02 (NEW)	WOOD	HWOOD	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT	GYPPT		

- FINISH NOTES:
- ALL DOORS & HARDWARE TO BE SELECTED BY OWNER.
 - ALL CLOSETS SHALL BE FINISHED ON THE INSIDE WITH 1/2" GYPSUM BD ON WALLS AND CEILING W/ WOOD BASE TRIM.
 - ALL TRIM SHALL BE SELECTED BY OWNER.
 - ALL FINISHES SHALL BE DONE FROM TOP TO BOTTOM FREE OF DUST. APPLY (2) FINISH COATS SEMI-GLOSS LATEX PAINT. COLOR TO BE SELECTED BY OWNER.
 - ALL WALLS AND CEILING GYPSUM BOARD TO BE TAPED AND SPRACKLED (3) COATS. SAND SMOOTH. VACUUM ALL SANDING DUST. APPLY (1) COAT PRIMER AND (2) COATS FINISH LATEX PAINT. COLOR TO BE SELECTED BY OWNER.
 - INSTALL MARBLE SADDLE AT BATHROOMS.
 - ALL PAINT TO BE "BENJAMIN MOORE" OR APPROVED EQUAL.
 - ALL CEILING GRID & DOWNLIGHTS TO BE SELECTED BY OWNER.
 - ALL FLOORING TO BE SELECTED BY OWNER.



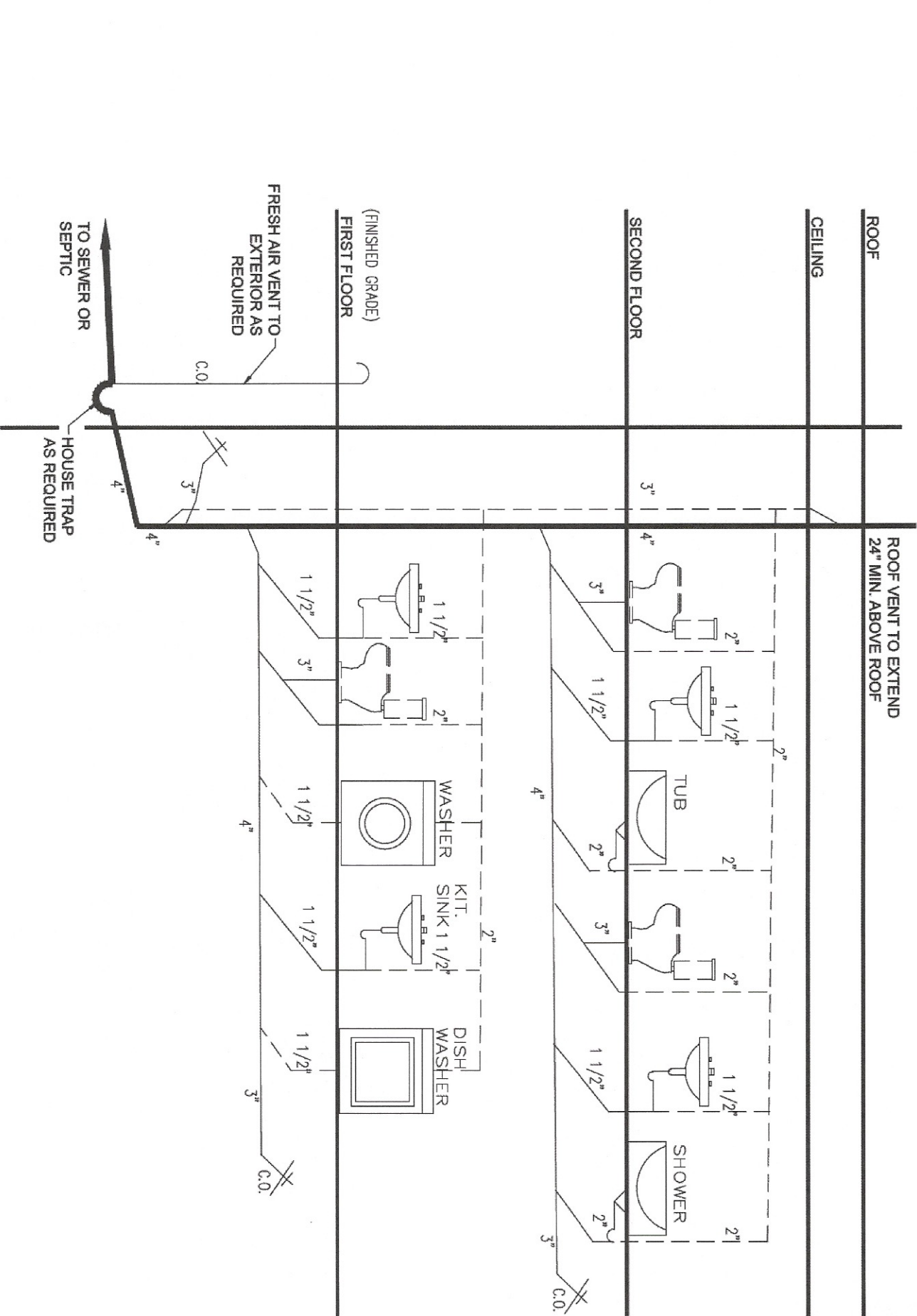
1 Existing & Proposed Basement Plan

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



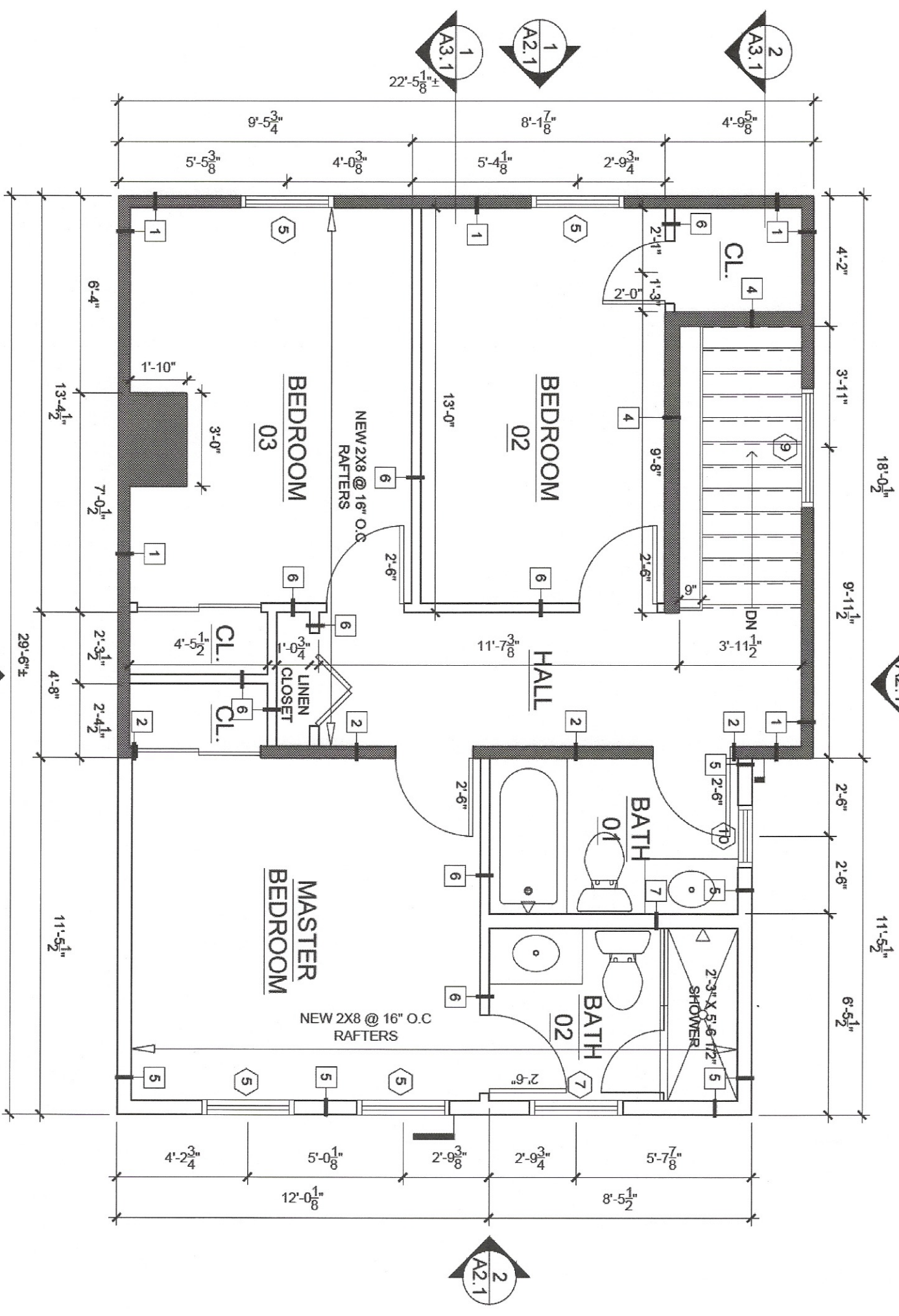
2 Existing & Proposed First Floor Plan

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



4 Plumbing Riser Diagram

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



3 Existing & Proposed Second Floor Plan

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



THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SET OF PLANS FOR THE PROPOSED ADDITION AND INTERIOR ALTERATIONS TO THE ABOVE DESCRIBED PROPERTY. ANY PERSON UNLESS ACTING AS AN AGENT FOR THE ARCHITECT, IS PROHIBITED FROM MAKING ANY CHANGES OR ALTERATIONS TO THESE PLANS IN ANY MANNER. ANY SUCH ALTERATION SHALL BE AT THE ALTERER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT. THE ARCHITECT'S SIGNATURE AND THE DATE OF SUCH SIGNATURE SHALL BE FOLLOWED BY THE DESCRIPTION OF THE ALTERATION. NOTE: SEE PLAN 0001.

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603

P: 845.284.6344
jasonlichwick.com

Proposed Addition and Interior Alterations
House Advancements, LLC
5 B.G. 11-03-267638
12 Louisiana Street
Beacon, NY 12508

For Zoning Board of Appeals Review and Approval

Date: 11.29.2022
Revisions:

Drawn By: JL

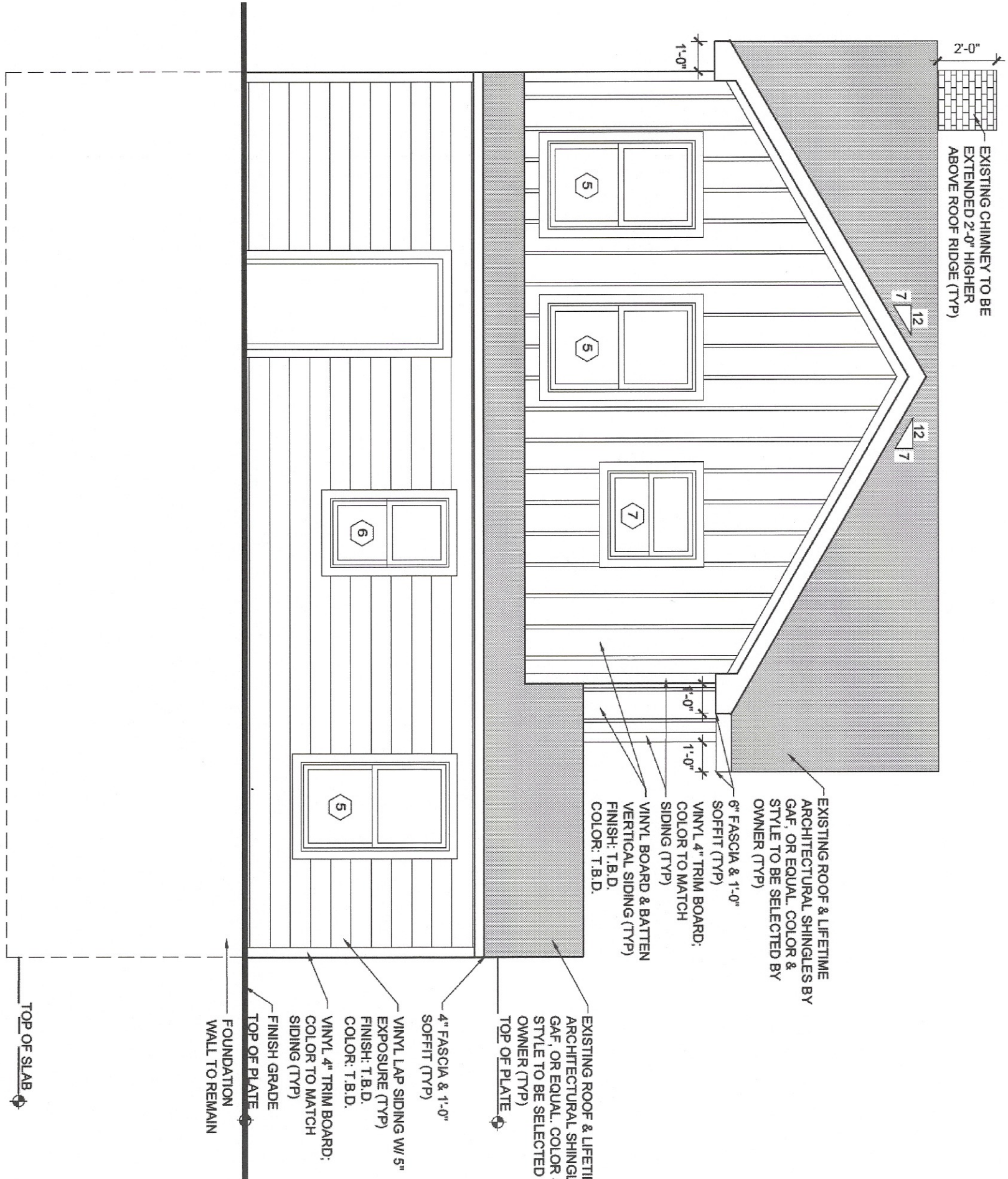
A1.1

IT IS A VIOLATION OF THE LAW FOR ANY PERSON TO CONDUCT ANY BUSINESS UNDER THE DIRECTION OF A LICENSED ARCHITECT WITHOUT THE ARCHITECT'S SIGNATURE AND THE DATE OF SUCH SIGNATURE AND THE DATE OF SUCH DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE.



Proposed Addition and Interior Alterations
House Advancements, LLC
S.B.L.: 6054-39-267638
12 Louisa Street
Beacon, NY 12508
For Zoning Board of Appeals Review and Approval

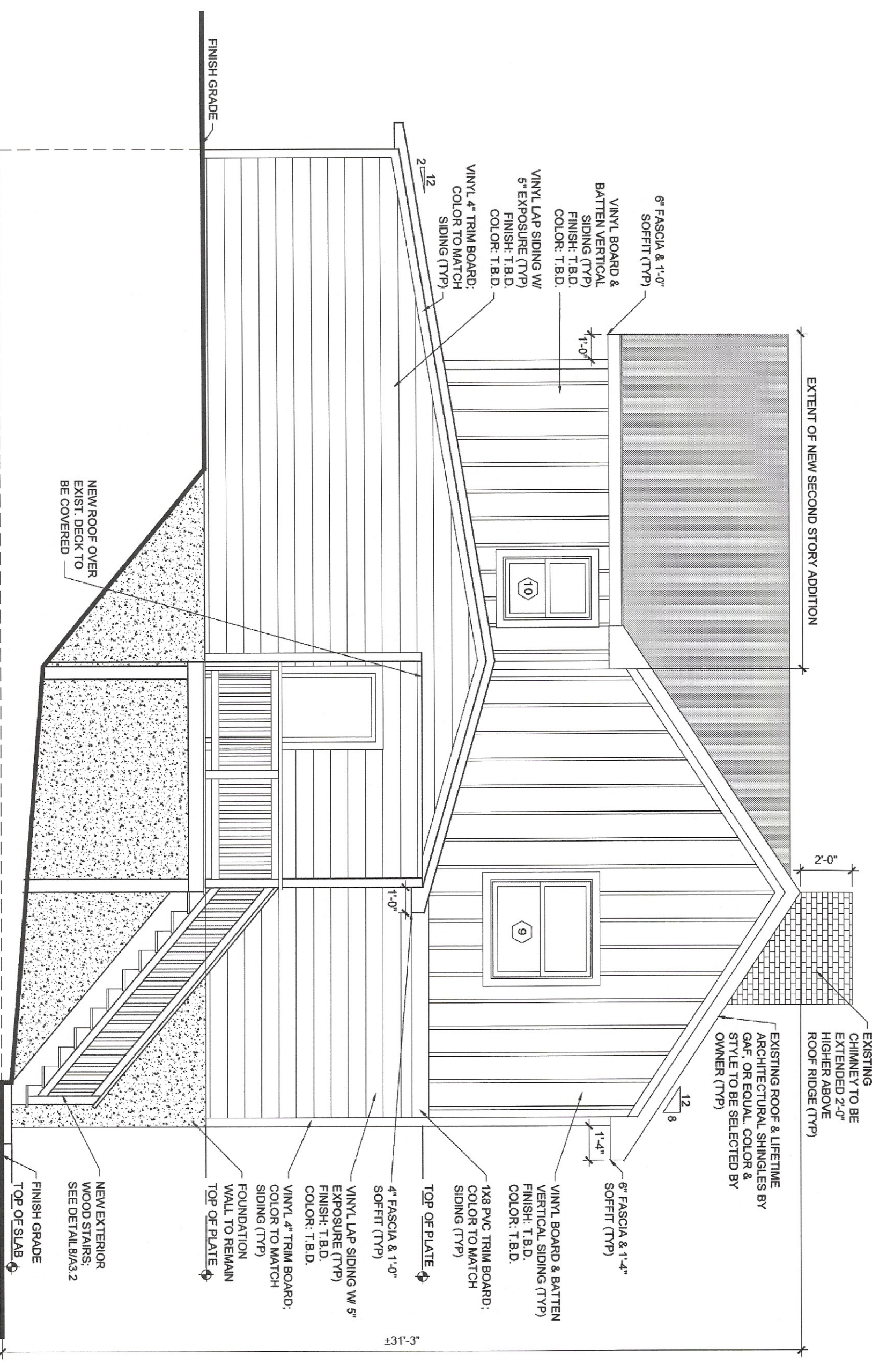
Date: 11.29.2022
Revisions:
Drawn By: JL



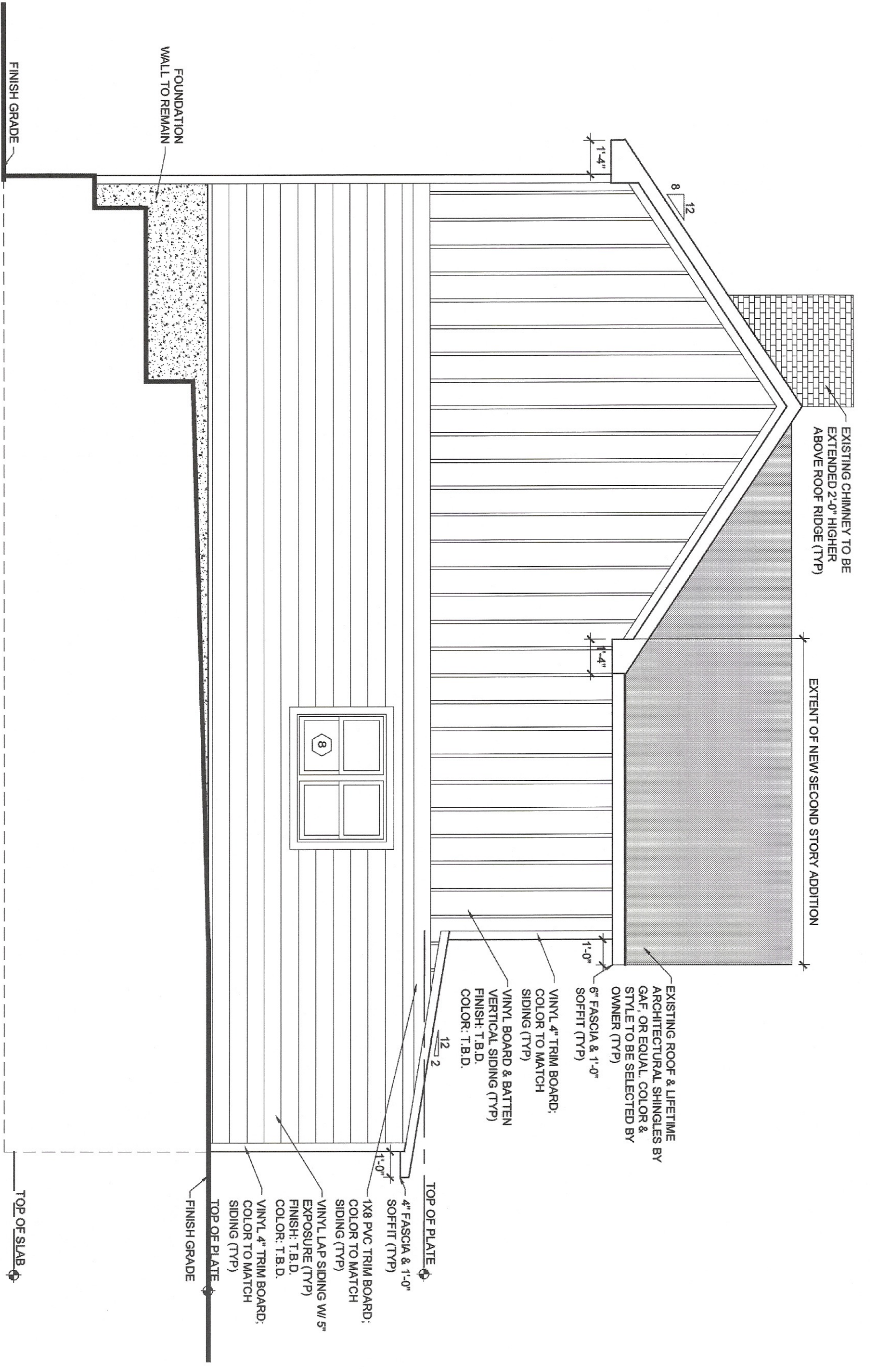
2 Proposed Rear Elevation
A2.1 Scale: 1/4" = 1'-0"



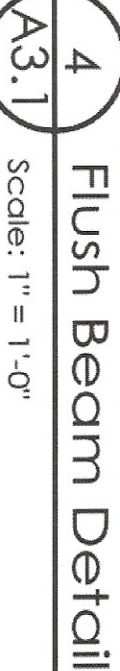
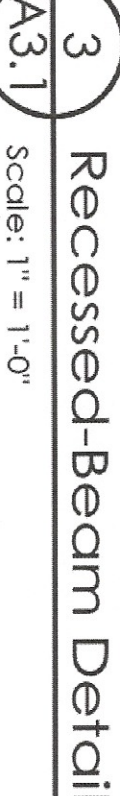
1 Proposed Front Elevation
A2.1 Scale: 1/4" = 1'-0"



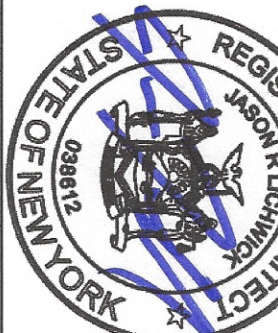
3 Proposed Left-Side Elevation
A2.1 Scale: 1/4" = 1'-0"



4 Proposed Right-Side Elevation
A2.1 Scale: 1/4" = 1'-0"



IT IS VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE



Proposed Addition and Interior Alterations

House Advancements, LLC
S.B.L: 6054-39-267638
12 Louisa Street
Beacon, NY 12508

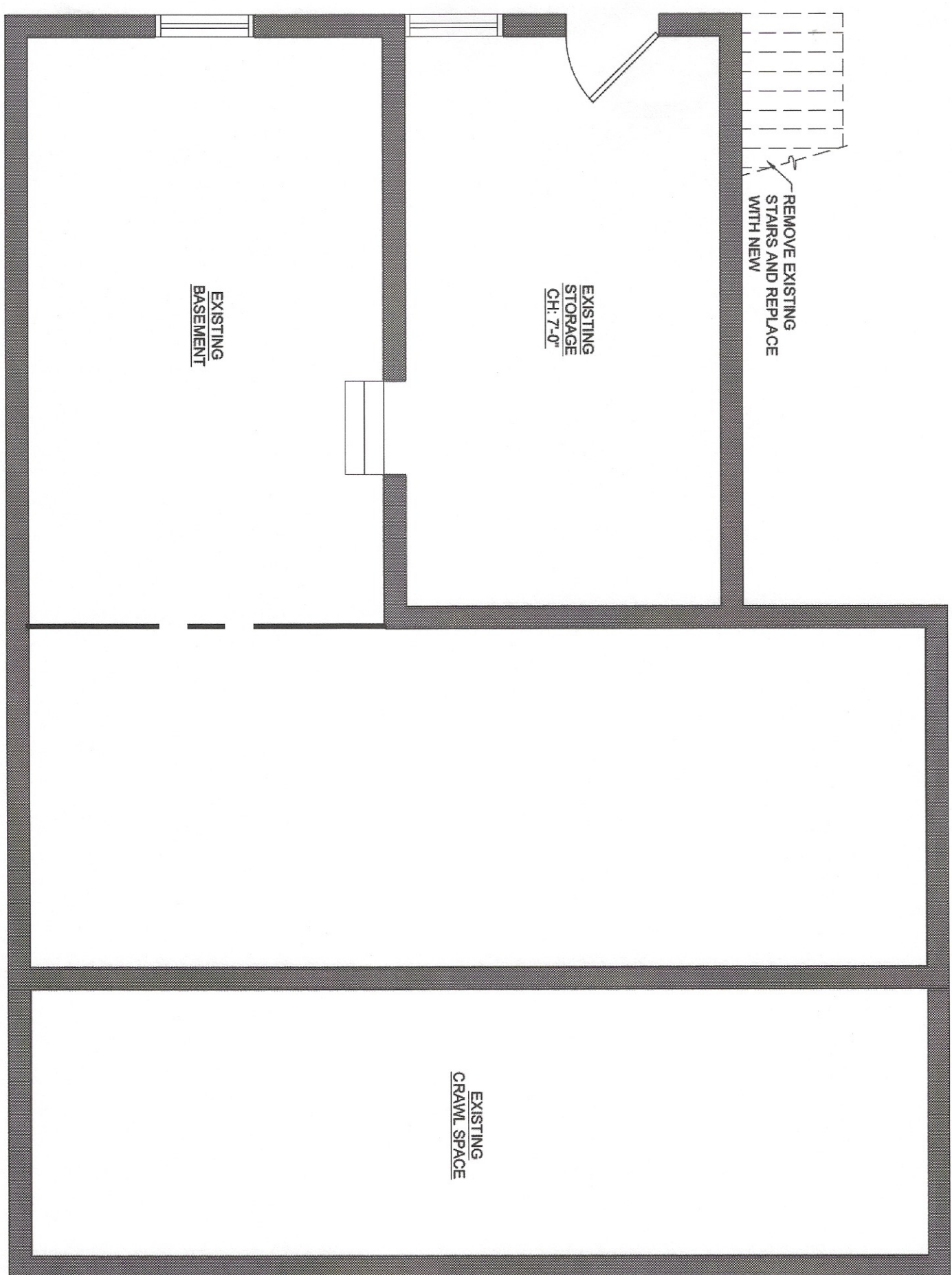
For Zoning Board of Appeals Review and Approval

Date: 11.29.2022

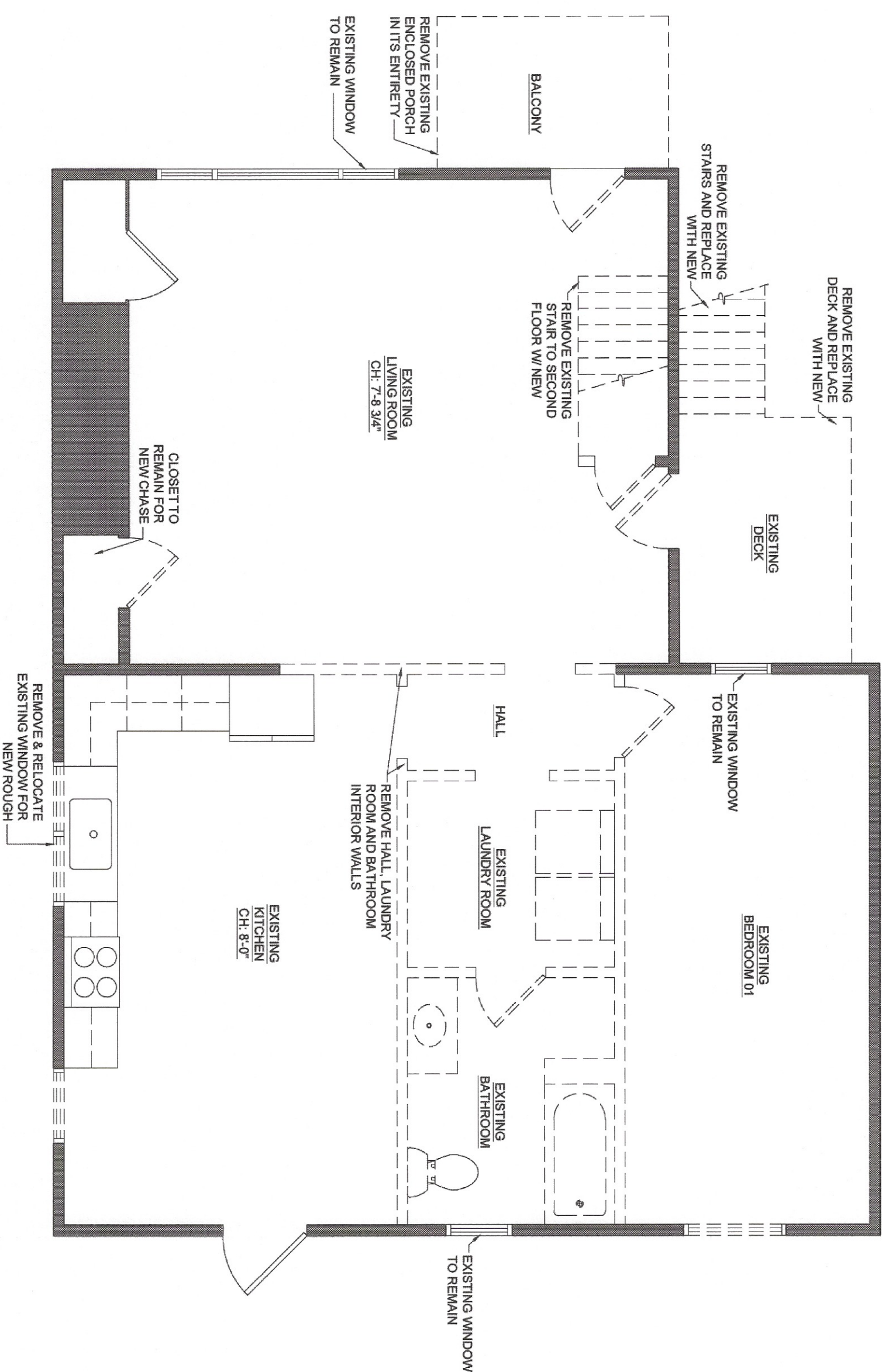
Drawn By: JL

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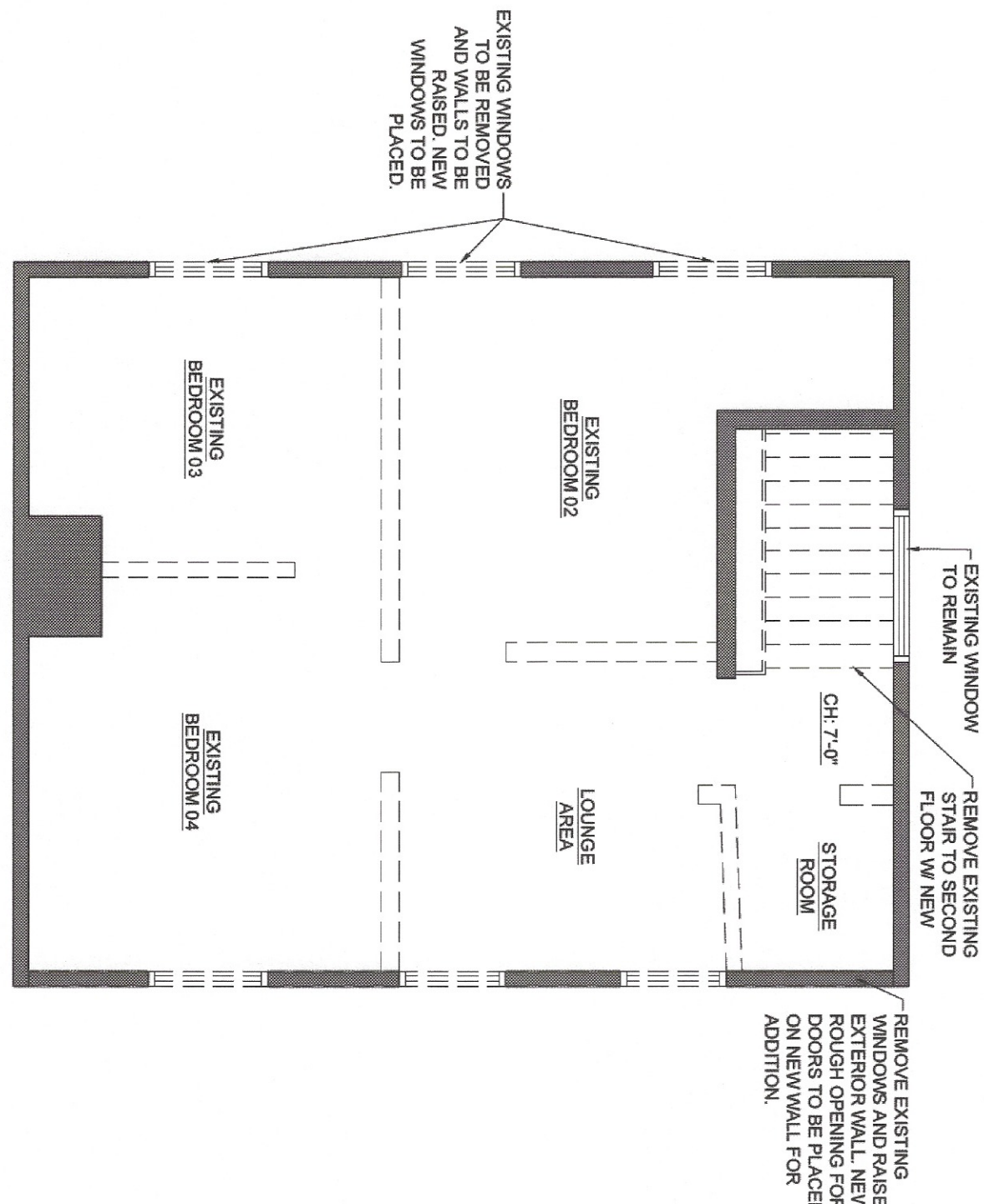
6 of 7



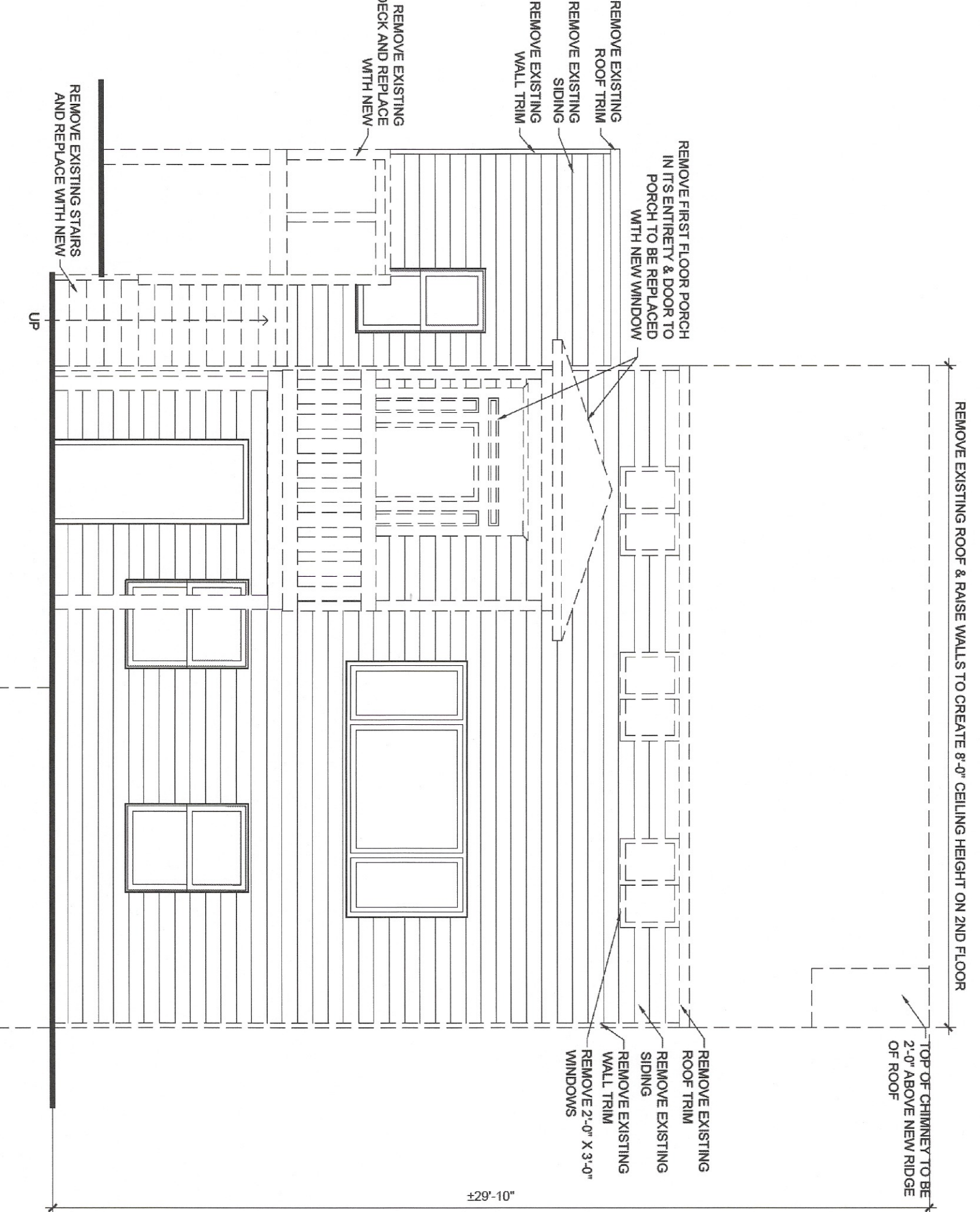
1 Existing & Proposed Basement Demo Plan
D1.1 Scale: 1/4" = 1'-0"



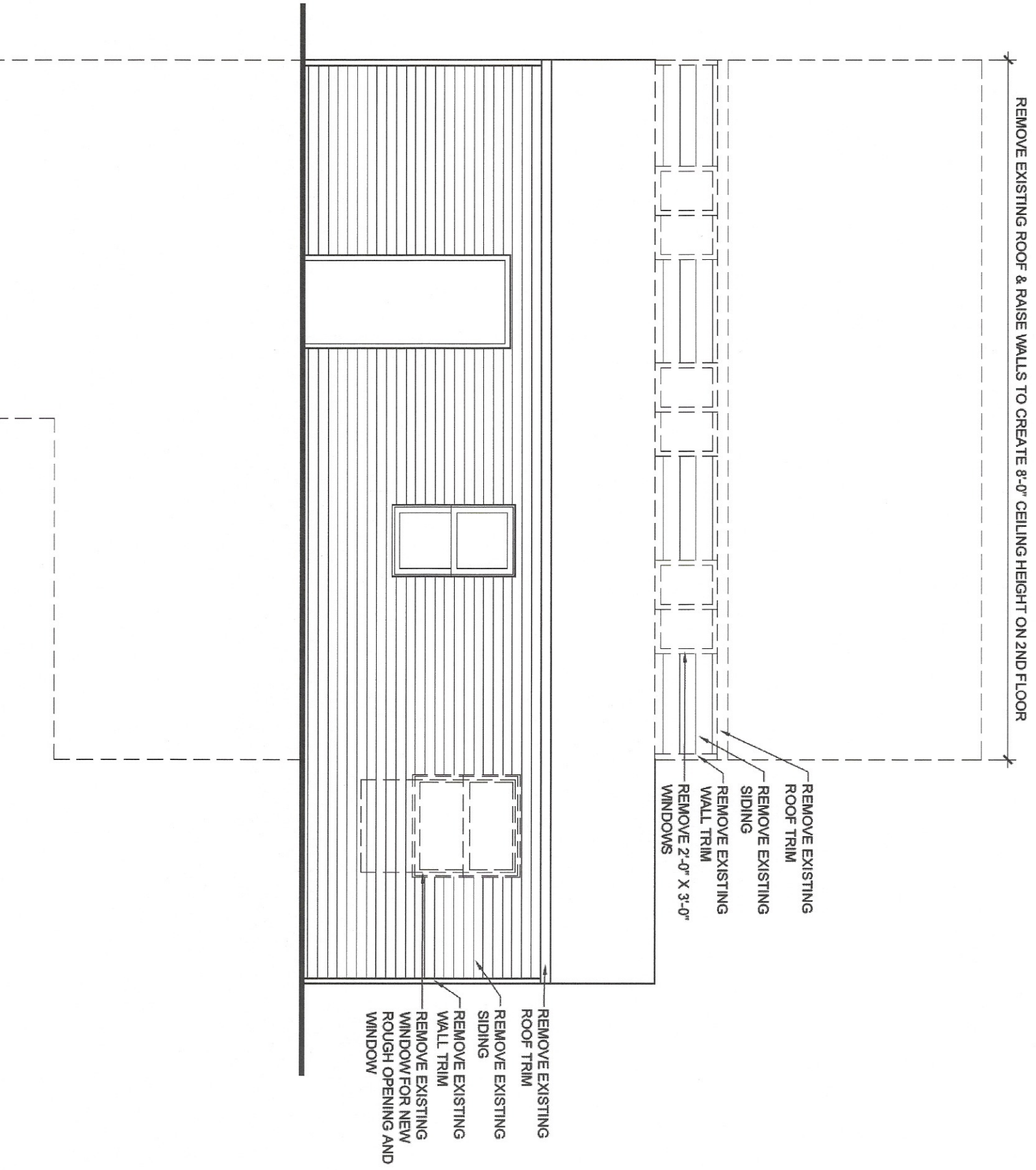
2 Existing & Proposed First Floor Demo Plan



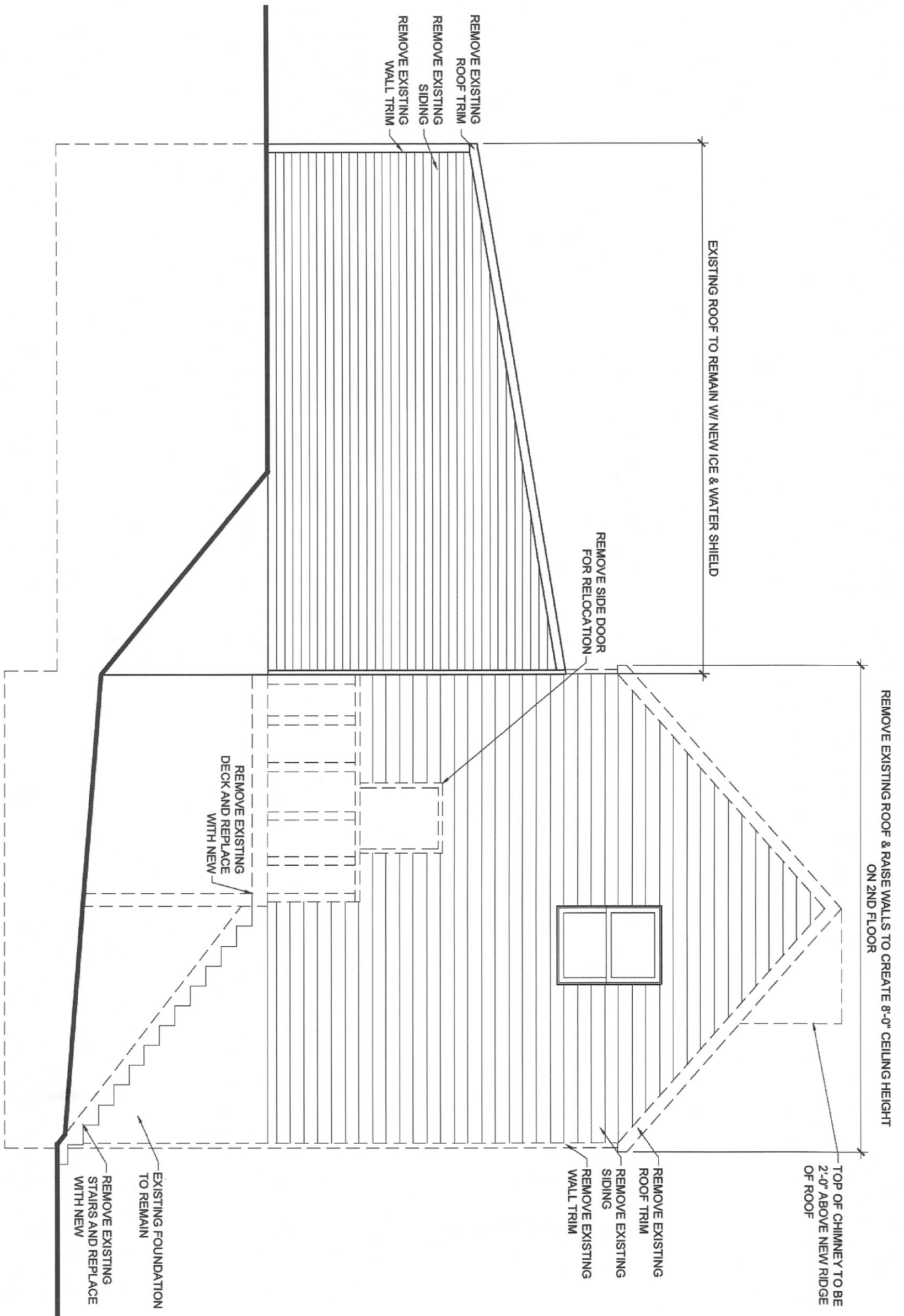
3 Existing & Proposed Second Floor Demo Plan
D1.1 Scale: 1/4" = 1'-0"



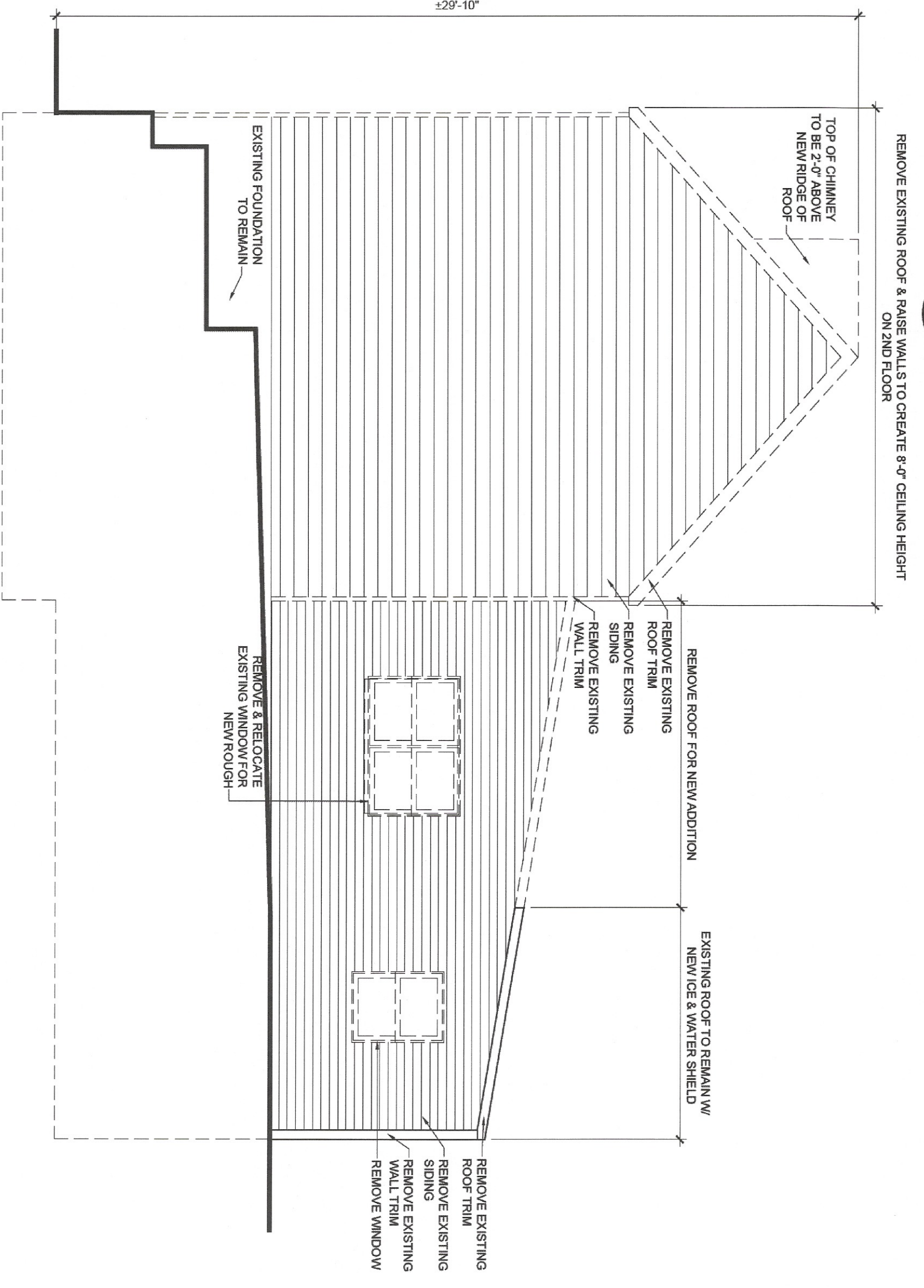
1
D1.2 Proposed Demo Front Elevation
Scale: 1/4" = 1'-0"



2 Proposed Demo Rear Elevation
D1.2 Scale: 1/4" = 1'-0"



3
D1.2 Proposed Demo Left-Side Elevation
Scale: 1/4" = 1'-0"



4 Proposed Demo Right-Side Elevation
D1.2 Scale: 1/4" = 1'-0"

City of Beacon Zoning Board of Appeals Agenda
12/20/2022

Title:

Consider request for a six (6) month extension of Area Variance, 146 Verplanck Avenue, submitted by James Petty

ATTACHMENTS

[146 Verplanck Ave - Zoning Board of Appeals Extension \(002\).pdf](#)

[2022-007 Resolutions Zoning.pdf](#)

[ZBA Extension Resolution_146 Verplanck \(4873-9684-9988.1\).pdf](#)

City of Beacon
Zoning Board of Appeals
Attn: Amanda Caputo

28 November 2022

To whom it may concern:

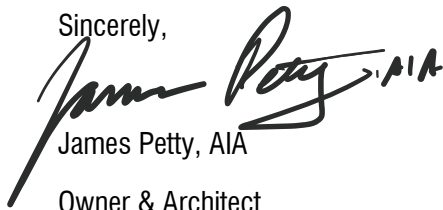
This letter is in regards to the variance that was granted by the Zoning Board of Appeals for 146 Verplanck Avenue on 22 June 2022. We hereby formally request an extension of 6 months in accordance with the terms of the variance as we are unable to complete the building permit within the required time limit.

The zoning variance was required as part of the process to subdivide 146 Verplanck Ave into two separate lots which will ultimately result in a building permit for the newly created lot. Prior to being able to apply for a building permit, we were required to complete the subdivision process which included two more visits to the Planning Board on 12 July 2022 and 09 August 2022.

At the time of this letter, we are completing all Planning Board requirements for the subdivision and anticipate executing the Resolution already passed by the board in mid-December 2022. At that time, we will have the first opportunity to apply for the Building Permit on the newly created lot. This will require returning again to the Planning Board in January or February 2023 for Architectural Review. We anticipate completing the Building Permit in February or early March 2023, the fastest we have been able to navigate the process required by the City of Beacon.

I apologize for the inconvenience as we have had and continue to have every intention of constructing this house as soon as possible. There have been no changes to the proposed project as presented to the Zoning Board of Appeals earlier this year.

Sincerely,


James Petty, AIA
Owner & Architect

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
Parcel ID# 6054-21-028928

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by **James Petty** (the “Applicant”) for a 5.3 foot side yard setback variance where the minimum required side yard setback is 10 feet pursuant to City Code §§ 223-17(D) and 223 Attachment 1 to subdivide a lot where the existing home will have a proposed side yard setback of 4.7 feet on property located at 146 Verplanck Avenue in the R1-5 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 6054-21-028928**(the “Property”); and

WHEREAS, a duly advertised public hearing on the application was held on June 22, 2022, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on June 22, 2022; and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, and accordingly, no further environmental review is required; and

WHEREAS, the Board considered the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

NOW, THEREFORE, BE IT RESOLVED, that the Board, from the application, considered each of the factors set forth at Section 81-b(4)(b) of the General City Law and found, with respect to those considerations, as follows:

- 1) As to whether 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 the area variance, the Board found that an undesirable change will not be produced in the character of the neighborhood.
- 2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area

variance, the Board found that other methods to subdivide the property and build a new home all require variances.

- 3) As to whether the requested variance is substantial, the Board found that the requested variance is mathematically substantial, but in the context of the neighborhood is not substantial.
- 4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board found that it will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
- 5) As to whether the alleged difficulty is self-created, the Board found that the alleged difficulty is self-created.

BE IT FURTHER RESOLVED, that the Board finds that the requested variance IS the minimum variance necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

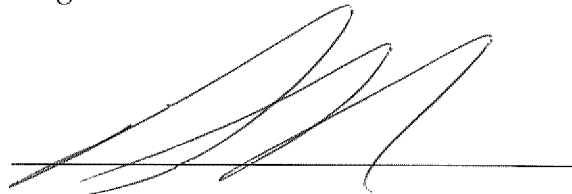
BE IT FURTHER RESOLVED, that said application for a 5.3-foot side yard setback variance where the minimum required side yard setback is 10 feet pursuant to City Code §§ 223-17(D) and 223 Attachment 1 to subdivide a lot where the existing home will have a proposed side yard setback of 4.7 feet on property located at 146 Verplanck Avenue, is hereby GRANTED, subject to the following conditions:

1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.
2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of this Resolution; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of the variance provided that a written request for an extension is

submitted before the variance expire. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance were originally granted have not substantially changed.

Dated: June 22, 2022



Mr. Jordan Haug, Chairman

Chairman Jensen called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
		David Jensen	Excused	
		Judy Smith	Excused	
	X	Montos Vakirtzis	X	
		Jordan Haug	X	
X		Elaine Ciaccio	X	
Motion Carried			3	0

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
Parcel ID# 6054-21-028928

WHEREAS, June 22, 2022, the City of Beacon Zoning Board of Appeals granted **James Petty** (the “Applicant”) a 5.3 foot side yard setback variance where the minimum required side yard setback is 10 feet pursuant to City Code §§ 223-17(D) and 223 Attachment 1 to subdivide a lot where the existing home will have a proposed side yard setback of 4.7 feet on property located at 146 Verplanck Avenue in the R1-5 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 6054-21-028928**(the “Property”); and

WHEREAS, the approval resolution required the Applicants to (i) obtain a building permit within six months from the date of this Resolution; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit. a building permit within six months from the date of the approval Resolution; and

WHEREAS, as of the date of this Resolution, the Applicant has not obtained a building permit; and

WHEREAS, the variance therefore is set to expire on December 22, 2022; and

WHEREAS, the Zoning Board of Appeals is in receipt of a letter from James Petty, dated November 28, 2022, requesting a six-month extension of the variance; and

WHEREAS, the Applicant must complete all Planning Board requirements for the approved subdivision and is required to return to the Planning Board for architectural review in January or February of 2023 before he can apply for a building permit; and

WHEREAS, the Zoning Board of Appeals may grant a six month extension of the variance provided that a written request for an extension is submitted before the variance expire; such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance were originally granted have not substantially changed.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals hereby grants a six (6) month extension of the variance referenced herein for the property located at 146 Verplanck Avenue to expire on June 20, 2022; and

BE IT FURTHER RESOLVED, that except as specifically modified by this Resolution, the Zoning Board of Appeals Resolution dated June 22, 2022 is otherwise to remain in full force and effect.

Dated: December 20, 2022

Mr. David Jensen, Chairman

Chairman Jensen called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
		David Jensen		
		Judy Smith		
		Montos Vakirtzis		
		Jordan Haug		
		Elaine Ciaccio		
		Motion Carried		