



CITY OF BEACON, NEW YORK
THE ZONING BOARD OF
APPEALS WILL MEET ON
TUESDAY, APRIL 20, 2021 AT
7:30 PM. DUE TO PUBLIC
HEALTH AND SAFETY
CONCERNS RELATED TO
COVID-19, THE ZONING
BOARD OF APPEALS WILL
NOT BE MEETING IN-PERSON.
IN ACCORDANCE WITH THE
GOVERNOR'S EXECUTIVE
ORDER 202.1, THE APRIL 20,
2021 MEETING WILL BE HELD
VIA VIDEOCONFERENCING,
AND A TRANSCRIPT WILL BE
PROVIDED AT A LATER DATE.
THE PUBLIC CAN WATCH THE
LIVE MEETING ONLINE AT
YOUTUBE AT

[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDER](https://www.youtube.com/channel/UCVPPIGGWZDER)
SUDXG. IF ANY INTERESTED
MEMBERS OF THE PUBLIC
WOULD LIKE TO PROVIDE
COMMENTS ON THE
APPLICATION, COMMENTS
CAN BE CALLED IN DURING
THE MEETING AT (929) 205-
6099; WEBINAR ID: 867 4825
1291; PASSWORD 420190.
COMMENTS CAN ALSO BE
PROVIDED VIA EMAIL NO
LATER THAN 5PM ON APRIL
20, 2021 TO ETHA GROGAN,
PLANNING BOARD
SECRETARY, AT
EGROGAN@CITYOFBEACON.ORG.
PLEASE CHECK THE MEETING
MATERIALS POSTED ON THE
CITY WEBSITE
(WWW.CITYOFBEACON.ORG)

AND FOR FURTHER
INSTRUCTIONS TO ACCESS
THE VIRTUAL MEETING.

April 20, 2021

7:00 PM

Zoning Board of Appeals Agenda

Regular Meeting

1. Review application submitted by Katharine Baker & Gamble Staempfli, 10 Herbert Street, Tax Grid No. 30-6054-30-135856-00, R1-5 Zoning District, for relief from Section 223-17(E) to construct an 864 sq. ft. accessory structure (720 sq. ft. maximum permitted)

City of Beacon Zoning Board of Appeals Agenda
04/20/2021

Title:

Review application submitted by Katharine Baker & Gamble Staempfli, 10 Herbert Street, Tax Grid No. 30-6054-30-135856-00, R1-5 Zoning District, for relief from Section 223-17(E) to construct an 864 sq. ft. accessory structure (*720 sq. ft. maximum permitted*)

ATTACHMENTS

[10 Herbert Street Site Plan Application.pdf](#)

[10 Herbert Street - Short EAF.pdf](#)

[10 Herbert Street Sheet 1 Site Plan.pdf](#)

[10 Herbert Street Sheet 2 Existing Conditions.pdf](#)

[10 Herbert Street Sheet 3 Building Plans.pdf](#)

APPLICATION FOR SPECIAL USE PERMIT

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Katharine Baker & Gamble Staempfli
 Address: 10 Herbert Street
Beacon, NY 12508
 Signature: _____
 Date: March 23, 2021
 Phone: 917-291-1421

(For Official Use Only)

Application & Fee Rec'd
 Initial Review

Date Initials

3-31-21 B
4-13-21

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Aryeh Siegel Architect
 Address: 84 Mason Circle
Beacon, NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 10 Herbert Street

Tax Map Designation: Section 6054

Block 30

Lot(s) 135856

Land Area: 9,998 sf

Zoning District(s) R1-5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Accessory Apartment & Art Studio

Gross Non-Residential Floor Space: Existing 0

Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1

Proposed 1 Accessory Apartment

TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

- Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Katharine Baker & Gamble Staempfli

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: 10 Herbert Street

Project Address: 10 Herbert Street

Project Tax Grid # 6054-30-135856

Type of Application Special Use Permit & Zoning 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, Katharine Baker, 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 | ☒ |

Gamble Staempfli/Katharine Baker

Digitally signed by Katharine Baker
Date: 2021.03.29 16:38:43 -0400
Adobe Acrobat version: 2021.007.20145

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
<u>X</u>	<u>X</u>	<u>EB</u>
<u>X</u>	<u>X</u>	<u>ST</u>
<u>X</u>	<u>X</u>	<u>ST</u>

Paid 3-31-2021
EB

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: Katharine Baker & Gamble Staempfli
Address of Applicant: 10 Herbert Street, Beacon NY 12508
Telephone Contact Information: 917-291-1421 / 917-742-4278

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.
Katharine Baker	10 Herbert St, Beacon NY 12508	917-291-1421	10/20/2017	Dutchess County Clerks Office Beacon NY
Gamble Staempfli	10 Herbert St., Beacon NY	917-742-4278	10/20/2017	Dutchess County Clerks Office, Beacon NY

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

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

(Print) Katharine Baker

Katharine Baker

(Signature)

Katharine Baker

Digitally signed by Katharine Baker
Date: 2021.03.23 14:56:58 -0400
Subject: Beacon's website
2021.03.23.14:56

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: **10 Herbert Street**

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☒	☐
LEGAL DATA		
Name and address of the owner of record.	☒	☐
Name and address of the applicant (if other than the owner).	☒	☐
Name and address of person, firm or organization preparing the plan.	☒	☐
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☒	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☐	☒
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☒	☐
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	☒	☐
Paved areas, sidewalks, and vehicular access between the site and public streets.	☒	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☒	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☒	☐
Sufficient description or information to define precisely the boundaries of the property.	☒	☐
The owners of all adjoining lands as shown on the latest tax records.	☒	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☒	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	☒	☐

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	☒	☐
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	☒	☐
Any proposed division of buildings into units of separate occupancy.	☒	☐
The location, direction, power, and time of use for any proposed outdoor lighting.	☒	☐
The location and plans for any outdoor signs.	☐	☒
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	☒	☐
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	☐	☒
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	☒	☐
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	☐	☒
Any contemplated public improvements on or adjoining the property.	☐	☒
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	☐	☒
Elevations of all proposed principal or accessory structures.	☒	☐
Any proposed fences or retaining walls.	☒	☐
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	☒	☐
Erosion and sedimentation control measures.	☐	☒
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	☒	☐
An indication of proposed hours of operation.	☐	☒
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	☐	☒

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

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Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Applicant/Sponsor Name: Katharine Baker & Gamble Staempfli

Signature: Katharine Baker Gamble Staempfli

Date: 3/23/21

617.20
Appendix B
Short Environmental Assessment Form

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: 10 Herbert Street Accessory Apartment			
Project Location (describe, and attach a location map): 10 Herbert Street			
Brief Description of Proposed Action: Construct a one story accessory building to replace the existing garage.			
Name of Applicant or Sponsor: Katharine Baker & Gamble Staempfli		Telephone: 917-291-1421 E-Mail: carysands@gmail.com	
Address: 10 Herbert Street			
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 ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City Council - Special Use Permit Building Department - Building Permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		0.23 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.23 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ 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?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
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: _____	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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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?	NO ☒	YES ☐	
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: _____	☒	☐	
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 ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☐	YES ☒	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☒ NO ☒ YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Katharine Baker and Gamble Stamepfi</u>		Date: <u>March 23, 2021</u>
Signature: <u>Katharine Baker</u> <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

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

