



CITY OF BEACON, NEW YORK
THE ZONING BOARD OF
APPEALS WILL MEET ON
TUESDAY, JUNE 15, 2021 AT
7:30 PM. DUE TO PUBLIC
HEALTH AND SAFETY
CONCERNS RELATED TO
COVID-19 AND IN
ACCORDANCE WITH THE
GOVERNOR'S EXECUTIVE
ORDER 202.1, THE JUNE 15,
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: 842 8069
8850; PASSWORD 281261.
COMMENTS CAN ALSO BE
PROVIDED VIA EMAIL NO
LATER THAN 5PM ON JUNE 15,
2021 TO ETHA GROGAN,
PLANNING BOARD
SECRETARY, AT
EGROGAN@CITYOFBEACON.ORG.

June 15, 2021

7:00 PM

Zoning Board of Appeals Agenda

Regular Meeting

1. Review application submitted by Scott Herring & Lauren Johnson, 20 Paye Avenue, Tax Grid No. 30-5954-15-730297-00, R1-10 Zoning District, for relief from Section 223-17(E) to construct a one-story, 1 1/2 car garage with 21.11 ft. front yard setback (25 ft. required) and a 9.4 ft. side yard setback (15 ft. required)
2. Review application submitted by Ryan Green, 23 Church Street, Tax Grid No. 30-5954-28-885926-00, "T" Zoning District, for relief from Section 223-17(E) to construct a two-story side addition with a 6.9 ft. side yard setback (10 ft. required)
3. Review application submitted by Maria del Carmen Clegg, 26 Church Street, Tax Grid No. 30-5954-28-897934-00, R1-5 Zoning District, for relief from Section 223-17(E) for a second story addition over an existing one-story single-family house with a 3.8 ft. side yard setback (10 ft. required)

City of Beacon Zoning Board of Appeals Agenda
06/15/2021

Title:

Review application submitted by Scott Herring & Lauren Johnson, 20 Paye Avenue, Tax Grid No. 30-5954-15-730297-00, R1-10 Zoning District, for relief from Section 223-17(E) to construct a one-story, 1 1/2 car garage with 21.11 ft. front yard setback (*25 ft. required*) and a 9.4 ft. side yard setback (*15 ft. required*)

ATTACHMENTS

[20 Paye Avenue Application.pdf](#)

[20 Paye Avenue Site Plan Reduced.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Scott Herring & Lauren Johnson

ADDRESS: 82 Mountain Lane
Beacon, NY 12508

TELEPHONE: 415-577-7350

E-MAIL: scottjherring@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Studio Vaa

ADDRESS: 120 Channingville Rd Apt 5F
Wappingers Falls, NY 12590

TELEPHONE: 845-242-0103

E-MAIL: studiovaa@gmail.com

PROPERTY LOCATION: 20 Paye Ave.

ZONING DISTRICT: R1-10

TAX MAP DESIGNATION: SECTION 5954

BLOCK 12 LOT 730297

Section of Zoning Code appealed from or Interpretation desired:

223 Attachment 1 - Relief from 25 foot front yard setback and 15 side yard setback to allow for a
one story 1 1/2 car attached garage

Reason supporting request:

Proposed location is the best possible location and allows us to take advantage of an existing
parking area and requires the least amount of regrading.

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

Site Plan and proposed garage elevations

Date: 17 May 2021



Owner's Signature

Fee Schedule

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

Applicant's Signature

escrow fees may apply if required by Chairman

Affidavit of Property Owner

Property Owner: Scott Herring & Lauren Johnson

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:

82 Mountain Lane

20 Paye Ave.

Applicant Address: 82 Mountain Lane, Beacon, NY 12508

Project Address: 20 Paye, Beacon, NY 12508

Project Tax Grid # 5954-12-730297

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, Scott Herring/Lauren Johnson, 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>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u> </u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u> </u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u> </u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</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.)

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

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

NO	YES	Initial
☒	☐	EG
☐	☒	HA
☐	☒	km

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

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Scott HerringAddress of Applicant: 82 Mountain Lane Beacon, NY 12508Telephone Contact Information: 415-577-7350**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.
Scott Herring	82 Mountain Lane Beacon, NY 12508	415-577-7350	10 July 2018 Purchased	23 July 2018 Dutchess County
Lauren Johnson	82 Mountain Lane Beacon, NY 12508	415-328-3828	10 July 2018 Purchased	23 July 2018 Dutchess County

7
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

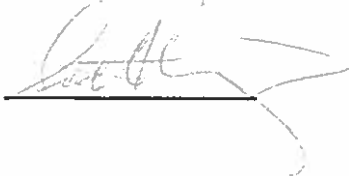
SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

(Print) Scott Herring

(Signature) 

617.20
Appendix B
Short Environmental Assessment Form

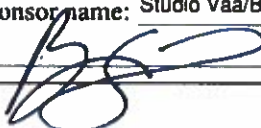
Instructions for Completing

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: Garage Addition							
Project Location (describe, and attach a location map): 20 Paye Ave Beacon, NY 12508							
Brief Description of Proposed Action: New one story 1 1/2 car attached garage addition to an existing single family residence.							
Name of Applicant or Sponsor: Studio Vaa		Telephone: 845-242-0103 E-Mail: studiovaa@gmail.com					
Address: 120 Channingville Rd. Apt 5F							
City/PO: Wappingers Falls		State: NY	Zip Code: 12590				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐
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: Building Permit from City of Beacon			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☐</td> <td style="text-align: center; padding: 2px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? .24 acres b. Total acreage to be physically disturbed? .03 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .24 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: Studio Vaa/Bryan Corrigan		Date: 17 May 2021
Signature: 		

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?"

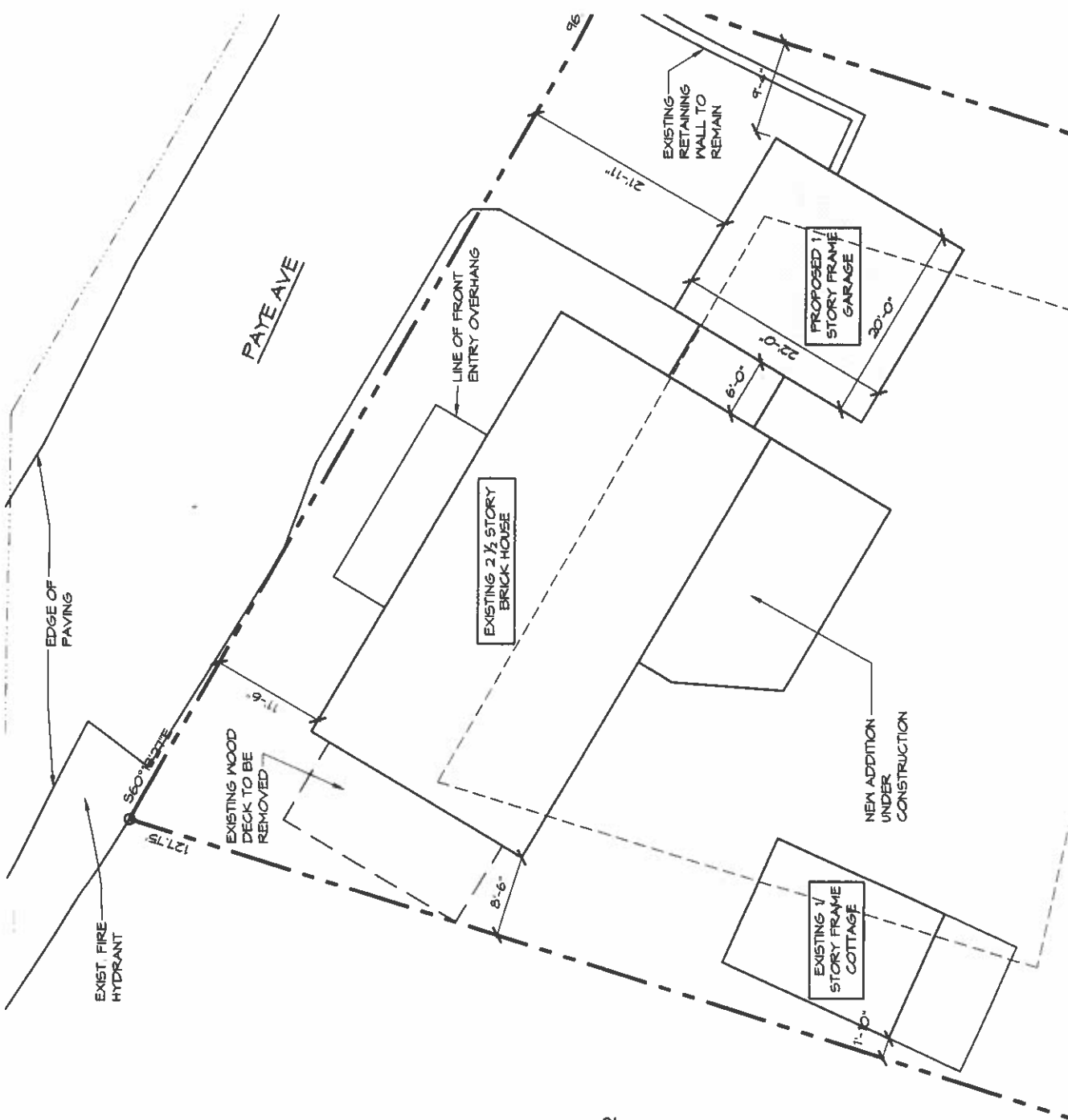
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair 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



N/F LYONS
L1926/P362
(ID 715293)

City of Beacon Zoning Board of Appeals Agenda
06/15/2021

Title:

Review application submitted by Ryan Green, 23 Church Street, Tax Grid No. 30-5954-28-885926-00, "T" Zoning District, for relief from Section 223-17(E) to construct a two-story side addition with a 6.9 ft. side yard setback (*10 ft. required*)

ATTACHMENTS

[23 Church Street Application.pdf](#)

[23 Church Street Survey.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: RYAN GREENADDRESS: 23 CHURCH STTELEPHONE: 917-873-8361BEACON, NY 12508E-MAIL: RYANGREENTRABKA@GMAIL.COM

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 23 Church Street
BEACONZONING DISTRICT: TPARCEL # 130200-5954-28-885926-0000TAX MAP DESIGNATION: SECTION 5954BLOCK 28 LOT 885926-00

Section of Zoning Code appealed from or Interpretation desired:

T District requires 10' from property line.

Reason supporting request:

Addition to home will extend to the west side of home
leaving approx 6' from property line.

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

Site plan, survey, proposed addition floor plans + elevation SDate: 4/30/21Ryan Green
Owner's SignatureRyan Green
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: RYAN GREEN

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:

23 CHURCH ST

Applicant Address: 23 CHURCH ST

Project Address: 23 CHURCH ST

Project Tax Grid # _____

Type of Application AREA VARIANCE + BUILDING PERMIT

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, RYAN GREEN, 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 ✓RG
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon NO
3. ALL tax payments due to the City of Beacon are current YES
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current N/A

Ryan Green

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
☒	☐	EG
☐	☒	HT
☐	☒	AN

FOR OFFICE USE ONLY

Application #

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

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: RYAN GREENAddress of Applicant: 23 CHURCH ST, BEACONTelephone Contact Information: 917-873-8361**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.
RYAN GREEN	23 CHURCH ST BEACON	917-873-8361	11/24/2009 PURCHASE	
				BEACON? (closed at
				law office in Fishkill)

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

(Print) RYAN GREEN

(Signature) Ryan Green

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: Addition to private single family residence							
Project Location (describe, and attach a location map): 23 CHURCH ST, BEACON (PARCEL 885926)							
Brief Description of Proposed Action: We would like to build a 12' x 22' addition with partial second floor to increase our livable space and gain a second bathroom.							
Name of Applicant or Sponsor: RYAN GREEN		Telephone: 917-873-8361 E-Mail: ryangreentrabka@gmail.com					
Address: 23 CHURCH ST							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action? .09 acres							
b. Total acreage to be physically disturbed? 12' x 22" acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .09 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. <u>A permitted use under the zoning regulations?</u> NEED AREA VARIANCE	NO ☒	YES ☐	N/A ☐
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☒	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO ☐	YES ☒
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____		NO ☒	YES ☐
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		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. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____		NO ☐	YES ☒
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____		NO ☐	YES ☒
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____		NO ☐	YES ☒
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>		NO ☒	YES ☐
b. Is the proposed action located in an archeological sensitive area?		☒	☐
13. a. <u>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?</u>		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. <u>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?</u>		NO ☒	YES ☐
16. <u>Is the project site located in the 100 year flood plain?</u>		NO ☒	YES ☐
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☐ YES		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>RYAN GREEN</u> Date: <u>4/30/21</u> Signature: <u><i>Ryan Green</i></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?"

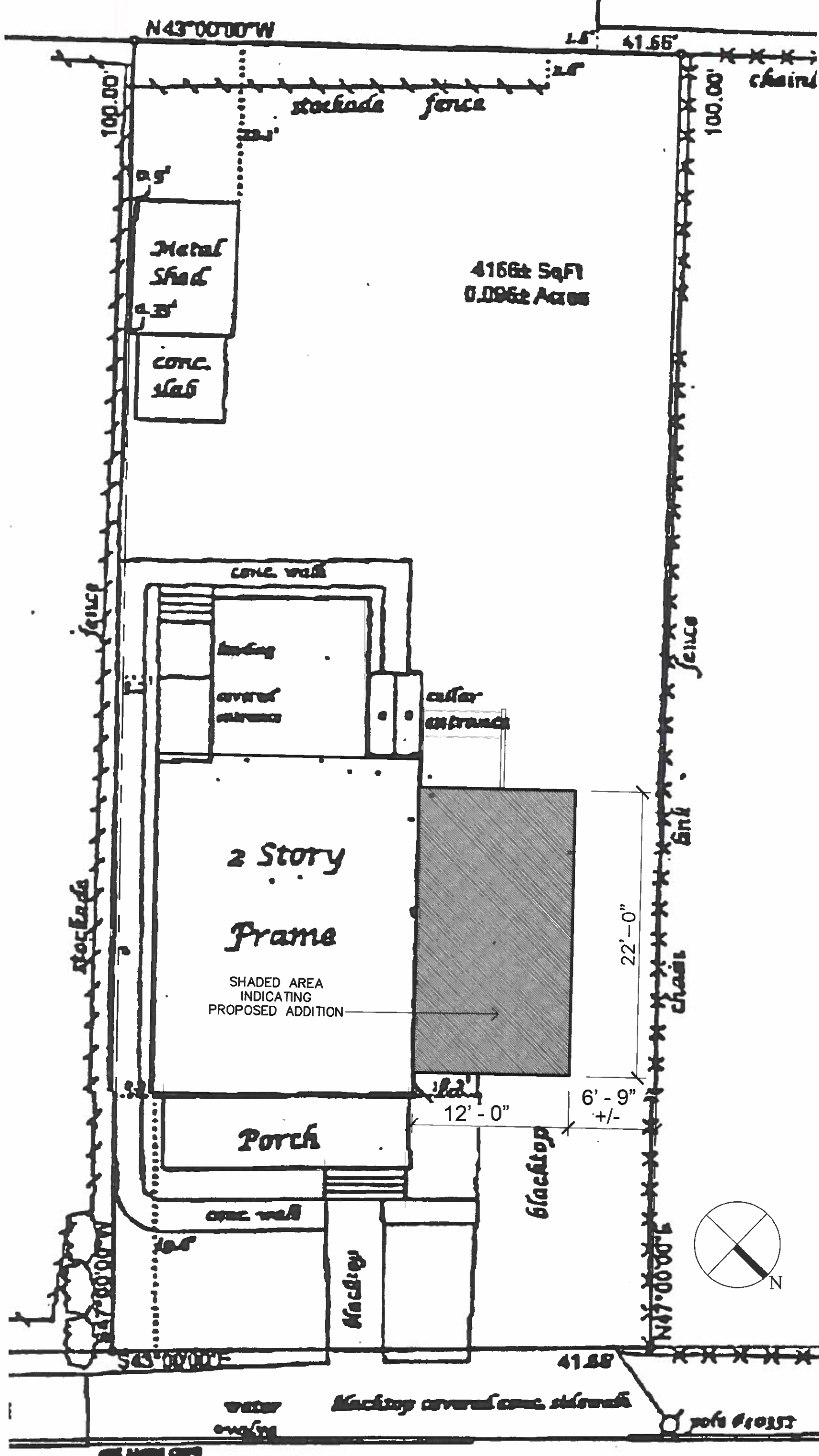
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair 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



CHURCH STREET

City of Beacon Zoning Board of Appeals Agenda
06/15/2021

Title:

Review application submitted by Maria del Carmen Clegg, 26 Church Street, Tax Grid No. 30-5954-28-897934-00, R1-5 Zoning District, for relief from Section 223-17(E) for a second story addition over an existing one-story single-family house with a 3.8 ft. side yard setback (*10 ft. required*)

ATTACHMENTS

[26 Church Street Application.pdf](#)

[Survey.pdf](#)

[26 Church Street Site Plan.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Maria del Carmen CleggADDRESS: 26 Church Street, Beacon, NY 12508TELEPHONE: (646) 244-0730E-MAIL: churchandwalnut@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

J.C. Calderón

REPRESENTED BY: calderón architecture & designADDRESS: 5 Cliff Street, Beacon, NY 12508TELEPHONE: (212) 369-2766E-MAIL: jc@calderonarchitecture.comPROPERTY LOCATION: 26 Church StreetZONING DISTRICT: R1-5TAX MAP DESIGNATION: SECTION 5954BLOCK 28 LOT 897934

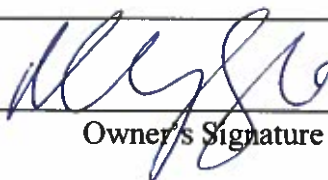
Section of Zoning Code appealed from or Interpretation desired:

Relief to allow a 3.8 foot side yard setback on the proposed second floor where 10 feet is required; addition over existing 1-family residence. §223-12H, §223-17

Reason supporting request:

Proposed second story addition to match existing first floor footprint of house. Existing setback does not conform to current zoning.

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

Site Plan, SurveyDate: May 25, 2021

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: Maria del Carmen Clegg

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

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

Applicant Address: 26 Church Street, Beacon, NY 12508

Project Address: 26 Church Street

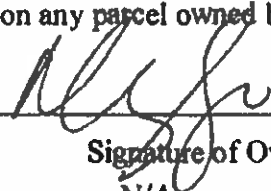
Project Tax Grid # 5954-28-897934

Type of Application Zoning Board of Appeals

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, Maria del Carmen Clegg, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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


Signature of Owner
N/A

Title if owner is corporation

Office Use Only:

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

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

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

NO	YES	Initial
☒	☐	EC
☐	☒	km
☐	☒	km

FOR OFFICE USE ONLY

Application #

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

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Maria del Carmen CleggAddress of Applicant: 26 Church Street, Beacon, NY 12508Telephone Contact Information: (646) 244-0730**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.
Maria del Carmen Clegg	26 Church Street Beacon, NY 12508	(646) 244-0730	outright purchase 2/24/21	Dutchess County Feb. 2021

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, Maria del Carmen Clegg being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Maria del Carmen Clegg

(Signature)

617.20
Appendix B
Short Environmental Assessment Form

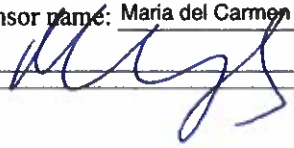
Instructions for Completing

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: Second Story Addition at 26 Church Street			
Project Location (describe, and attach a location map): 26 Church Street, Beacon, NY 12508			
Brief Description of Proposed Action: Add master bedroom suite on second floor of existing 1-family residence.			
Name of Applicant or Sponsor: Maria del Carmen Clegg		Telephone: (646) 244-0730 E-Mail: churchandwalnut@gmail.com	
Address: 26 Church 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: Beacon Zoning Board of Appeals: Variance Beacon Building Department: Building Permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		0.08 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?		0.08 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>Maria del Carmen Clegg</u>		Date: <u>May 25, 2021</u>
Signature: 		

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.

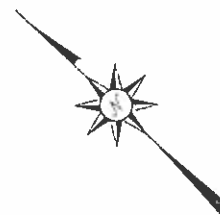
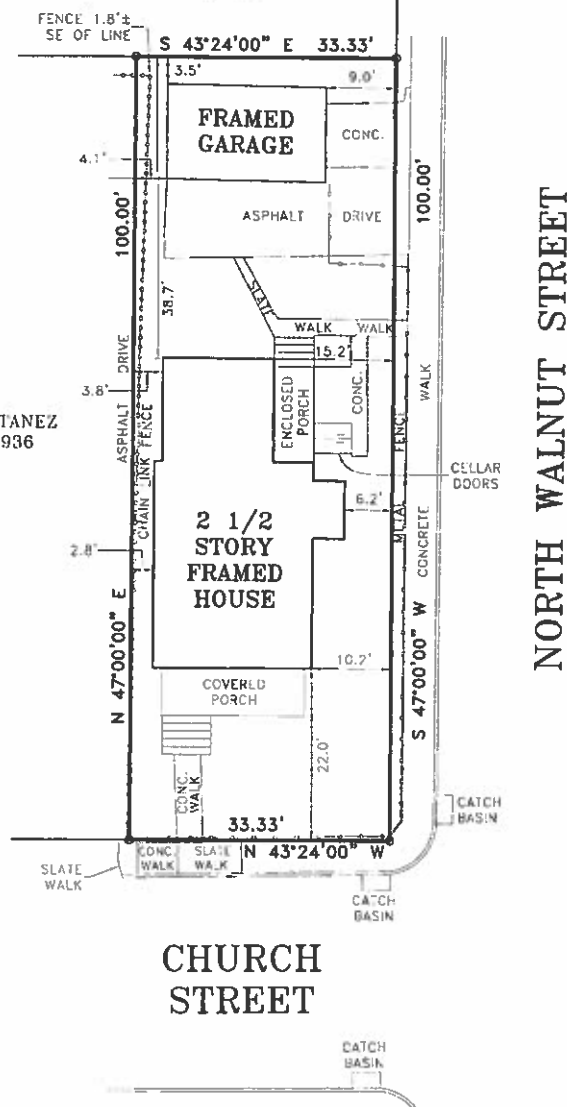
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, 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

LOT AREA
3,332.92 S.F.
OR
0.08 ACRES

N/F
LOTERO & MONTANEZ
 5954-28-894936

N/F
HUGHES
 5954-28-899943



GENERAL NOTES:

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED DOCUMENT #22021-1070 RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 72109, SUBDIVISION 2.
7. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.



W.E. James
 Engineering
 and
 Land Surveying, PLLC
 8 CHEANDA LANE
 WALLKILL, NEW YORK 12589
 PHONE: (845) 686-6622 FAX: (845) 686-6626
 EMAIL: WEJames@optonline.net
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S ENCLOSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. COPIES SHALL BE PREPARED AND ON HIS BEHALF IN THE TITLE COMPANY, CREDITORS, AGENTS AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TEMPERABLE TO ADDITIONAL INSTRUCTIONS OF SUBSEQUENT CHANGES.
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON MAY 23, 2021.

CERTIFIED ONLY TO:
 1. MARK HALL AND MARIA CLEGG

William E. James
WILLIAM E. JAMES, P.E., P.L.S.
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE:
 SURVEY PREPARED FOR
Mark Hall
 &
Maria Clegg

TAX MAP GRID #5954-28-897034
 CITY OF DEACON
 DUTCHESS COUNTY, NEW YORK

SCALE: 1" = 15' DATE: MAY 23, 2021 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:
 DUTCHESS COUNTY/CITY OF DEACON/CHURCH STREET/HALL, LOTS

Zoning Regulations Table - 223-17. Schedule of Dimensional Regulations

Zoning District	Required Setbacks			Variance Location Existing Setbacks			Variance Location Proposed Setbacks			Maximum Building Coverage	Proposed Building Coverage	Maximum Building Height	Existing Building Height
	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear				
R1-5	15'	10'	20'	15'	3.8' + 10.2'	38.7'	15'	3.8' + 10.2'	38.7'	N/A	N/A	2.5 Stories 35'	2.5 Stories 29' existing

Zoning Summary - City of Beacon Chapter 223 Zoning

Zoning District:	R1-5
Tax Map No.:	5954-28-897934
Lot Area:	3332.92 Square Feet (0.08 Acres)
Existing Building Footprint:	950 square feet
Proposed Building Footprint:	950 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential - New Master Bedroom Suite Addition

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit	1 dwelling unit	2 parking spaces
Total Required Parking Spaces		2 Parking Spaces
Total Existing Parking Spaces		2 Parking Spaces

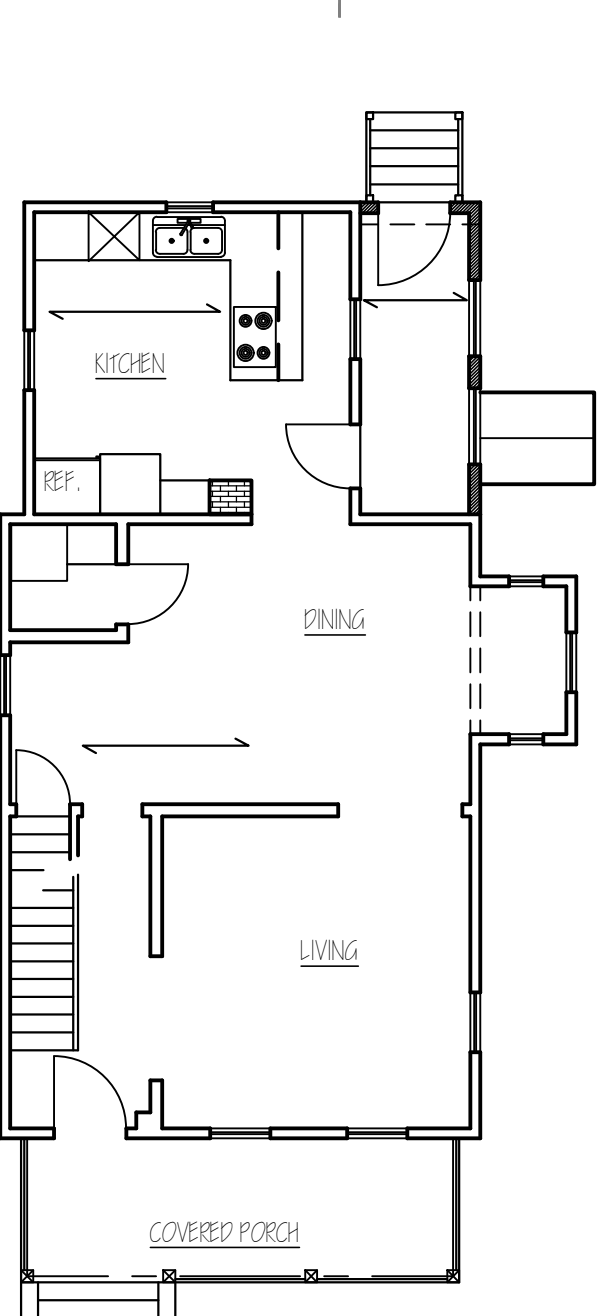
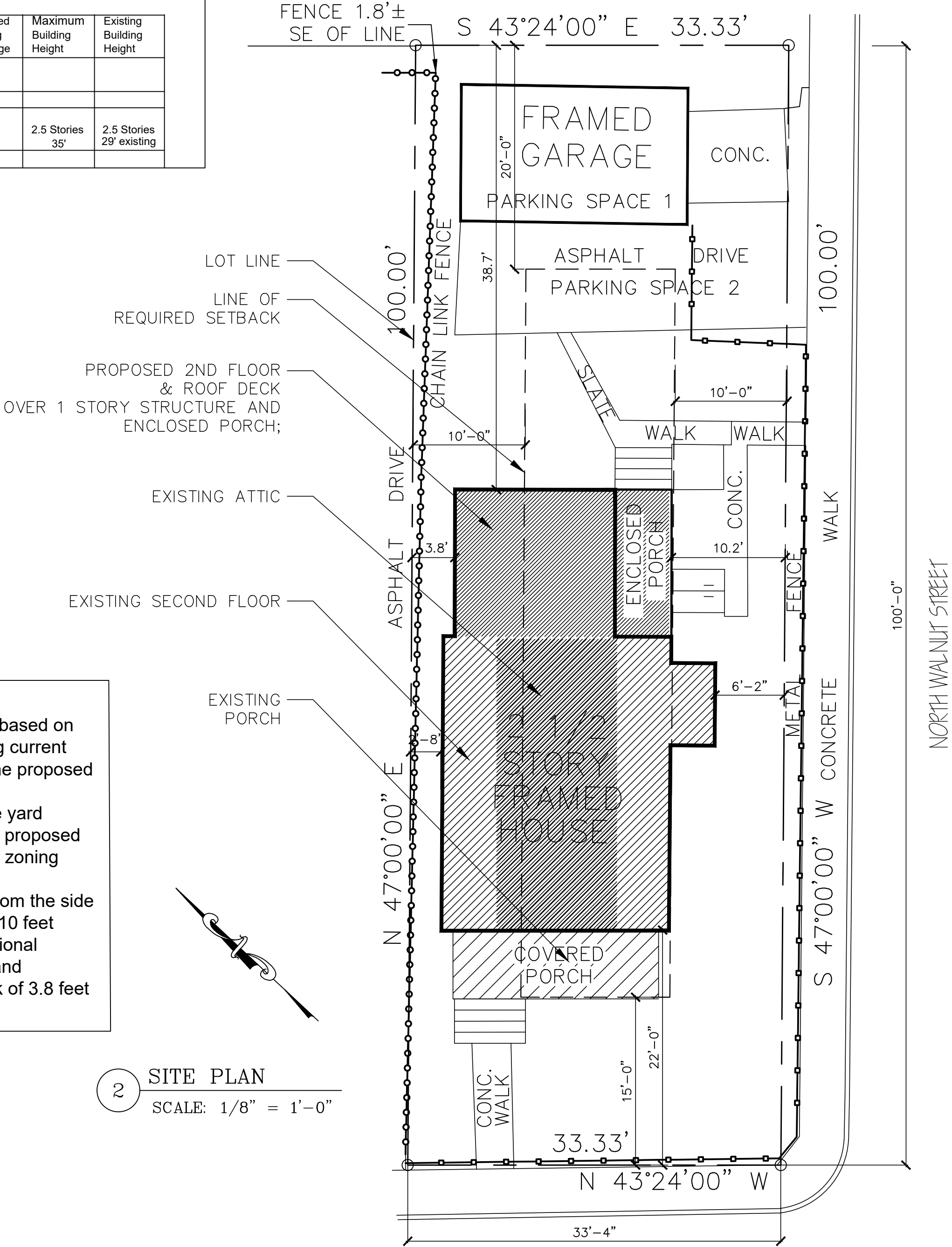


1 LOCATION PLAN
NOT TO SCALE

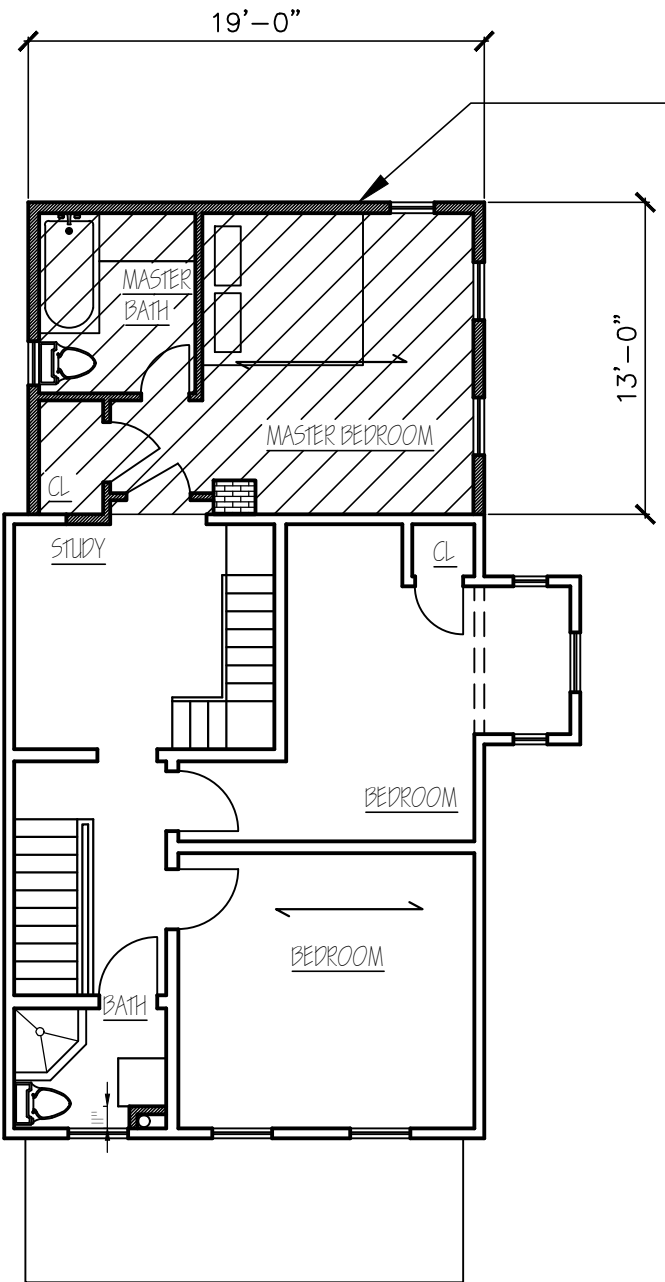
Notes:

- The allowable building area, based on setbacks, and the conforming current zoning, would not allow for the proposed second floor addition.
- Apart from the proposed side yard setback (northwest side), the proposed house complies with all other zoning requirements.
- The owner is seeking relief from the side yard setback requirement of 10 feet noted in Schedule of Dimensional Regulations (Table 223-17) and proposes a side yard setback of 3.8 feet at the closest point.

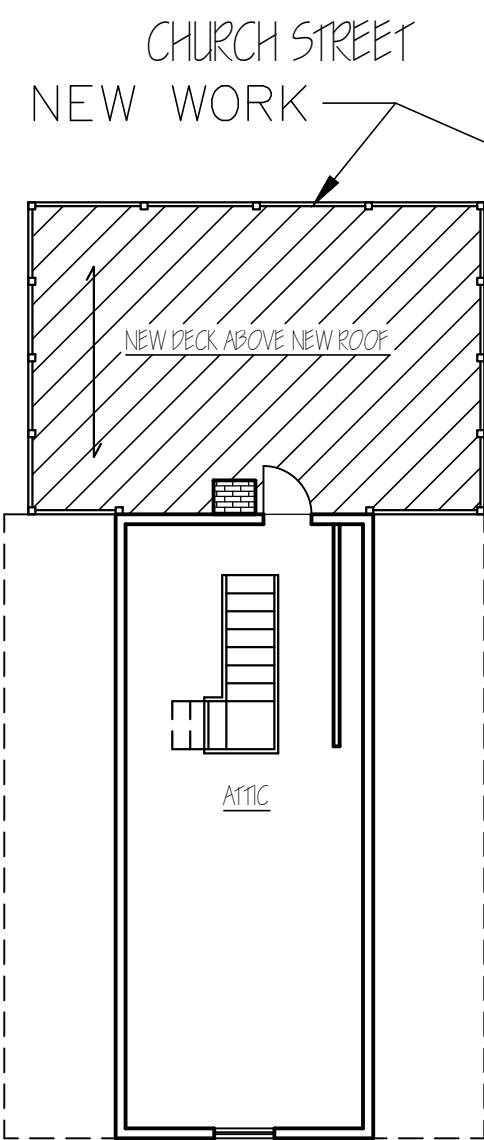
2 SITE PLAN
SCALE: 1/8" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



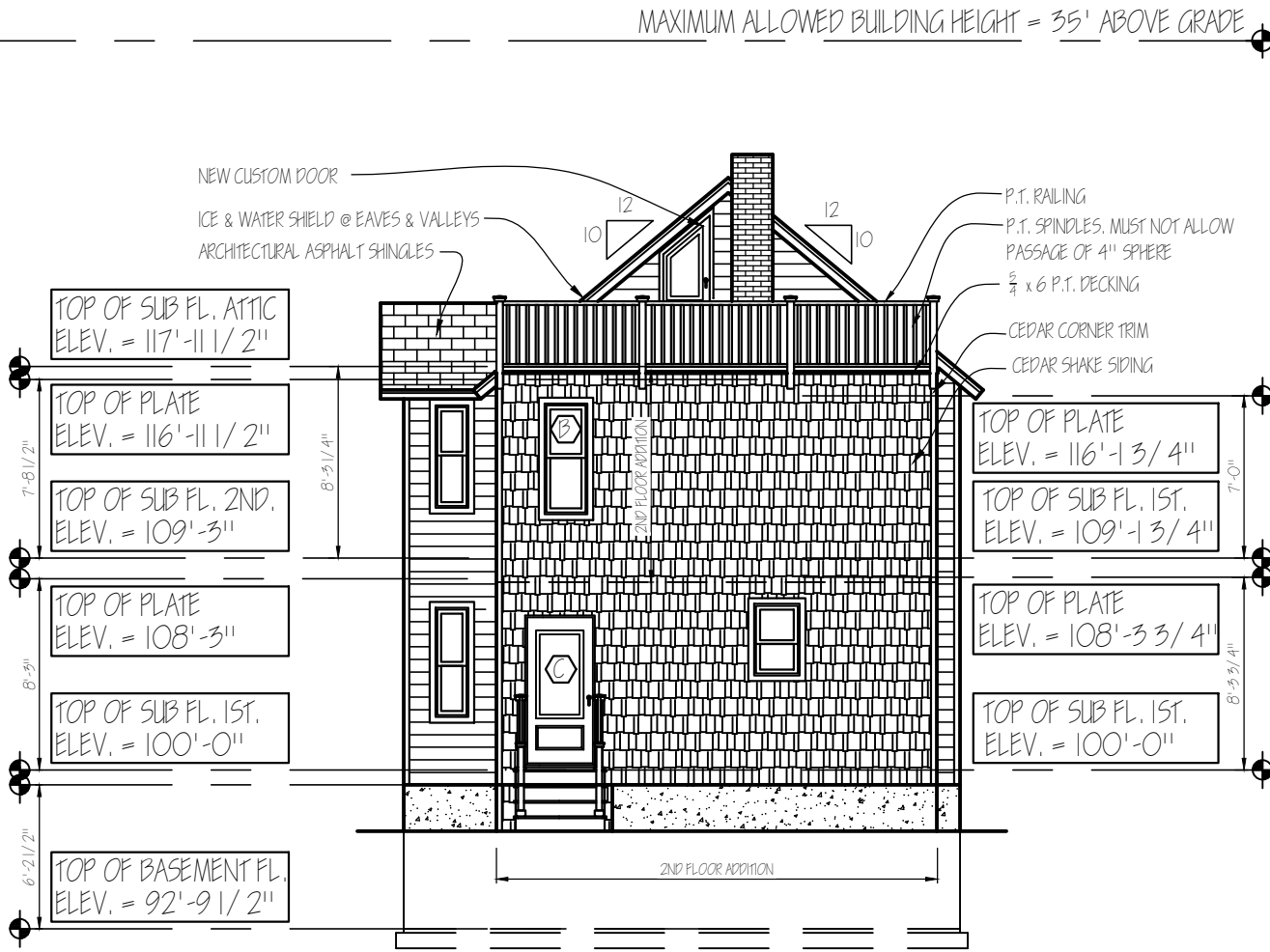
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"



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



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



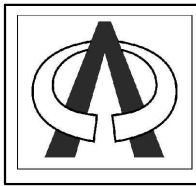
8 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NAME:
REQUEST FOR VARIANCE
ZONING BOARD OF APPEALS
26 CHURCH STREET
BEACON, NY 12508

CLIENT:
MARIA DEL CARMEN CLEGG
& MARK ANTHONY HALL
26 CHURCH STREET
BEACON, NY 12508

ARCHITECT:
calderón architecture & design
studio p.c.

5 CLIFF STREET
BEACON, NY 12508
(212) 369-2766
info@calderonarchitecture.com



2	ZBA SUBMISSION REV.	05/25/2021
1	ZBA SUBMISSION	05/25/2021
No.	REVISION/SUBMISSION	DATE

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SEAL & SIGNATURE:

THESE CADD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CALDERON ARCHITECTURE & DESIGN STUDIO P.C. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.

JOB NUMBER:

1549/2021

DRAWING TITLE:

SITE PLAN

DRAWING NO.

SP-100.00

SHEET NO:

1 of 1

DATE: MAY 25, 2021

SCALE: AS NOTED

DRAWN BY: DD

CHECKED BY: JCC

NOTES: