



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

February 22, 2023
7:00 PM
Zoning Board of Appeals Agenda

Regular Meeting

1. Review and hold public hearing on application submitted by Nicole and Elias Primoff, 25 Ralph Street, Tax Grid No. 30-5955-83-808011-00, in the R1-5 Zoning District, for relief from Section 223-17 (D) to construct an addition with a proposed 7.25 ft. side yard setback (10 ft. required)

City of Beacon Zoning Board of Appeals Agenda
02/22/2023

Title:

Review and hold public hearing on application submitted by Nicole and Elias Primoff, 25 Ralph Street, Tax Grid No. 30-5955-83-808011-00, in the R1-5 Zoning District, for relief from Section 223-17 (D) to construct an addition with a proposed 7.25 ft. side yard setback (10 ft. required)

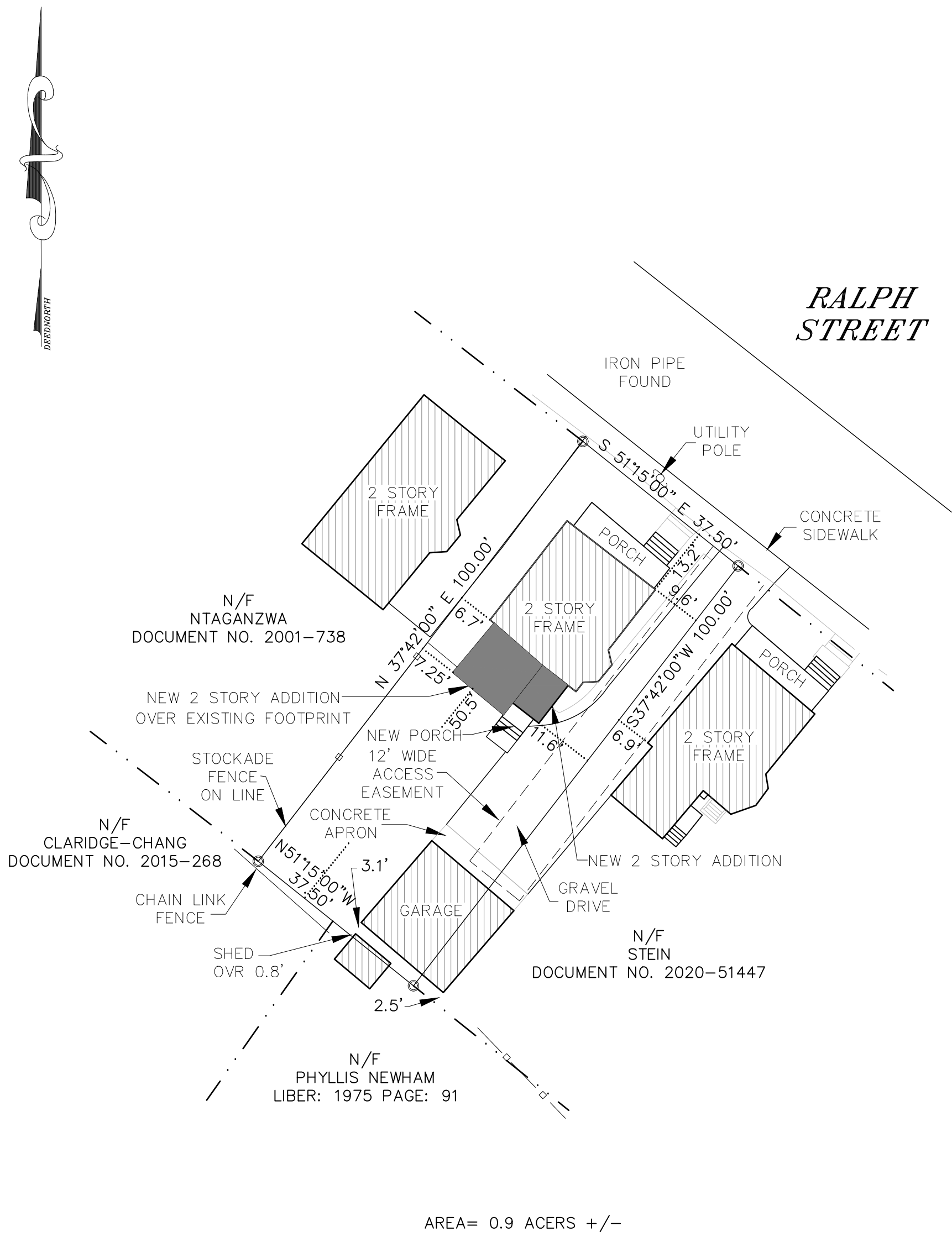
ATTACHMENTS

[Primoff_zba_docs_12-11-22.pdf](#)

[Primoff_Zoning-Board-of-Appeals-Application-2022.pdf](#)

[ZBA Resolution_25 Ralph Street \(4858-6382-2161.1\).pdf](#)

[25 Ralph Public Comment Stein.pdf](#)



1 SITE PLAN
1"=20'

INFORMATION FOR SITE PLAN EXTRACTED FROM SURVEY PREPARED BY ROBERT V. OSWALD, LAND SURVEYOR, LICENSE NO. 50031, DATED OCTOBER 31, 2022

SCHEDULE OF DIMENSIONAL REGULATIONS														
Zoning District	Minimum Lot Size Area				Minimum Yards			Minimum Distance Between Building Same Lot	Maximum Height Main Building	Maximum Percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District
	Area (sq. ft.)	Per Unit (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)			Multifamily	All Other			
R1-5	5,000	5,000	50	100	15	10	20	xxx	2.5 / 35	N.A.	xxx	1	xxx	R1-5

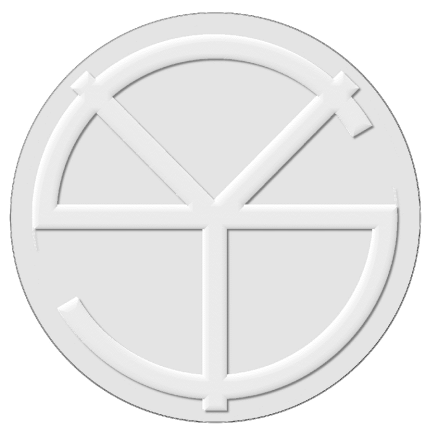
Building Coverage: 26.13%
Residence (including addition): 724 sq. ft.
Garage: 296 sq. ft.
Total: 1020 sq. ft.

Actual Lot Size: 39204 sq. ft.
Actual Lot Width: 37.5'
Actual Lot Depth: 100'



2 EXISTING SOUTH ELEVATION
1/4"=1'-0"

3 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



SERGE YOUNG, ARCHITECT

Comprehensive Architectural Design

79 East Willow Street Beacon, New York 12508
tel: 845.475.6143 email: serge@sergeyoung.com

It is the responsibility of the contractor to distribute all drawing updates and changes to the appropriate subcontractors in a timely manner. Please destroy any and all outdated drawings.

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, to alter any part of these documents in any way. If an item bearing the seal of an architect is altered, the altering Architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and specific description of the alteration.

Issue / Revision
12.11.22 Issued for review

PRIMOFF

PROJECT DESCRIPTION:

ADDITION & ALTERATION TO RESIDENCE FOR NICOLE & ELIAS PRIMOFF

PROJECT LOCATION:

25 Ralph Street
Beacon, New York 12508

Drawing Title:

SITE PLAN & ELEVATIONS

Project number:

Date:
SY

Primoff_zba_docs.dwg

Drawn by:
SY

Checked by:

Drawing number:

SP1

Number of Sheets:



1 **EXISTING EAST ELEVATION**
1/4"=1'-0"



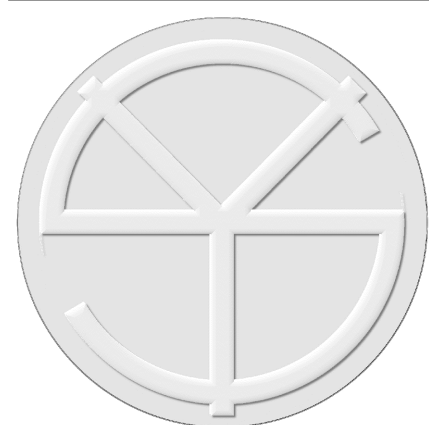
2 **PROPOSED EAST ELEVATION**
1/4"=1'-0"



3 **EXISTING WEST ELEVATION**
1/4"=1'-0"



4 **PROPOSED WEST ELEVATION**
1/4"=1'-0"



SERGE YOUNG, ARCHITECT

Comprehensive Architectural Design

79 East Willow Street Beacon, New York 12508

tel: 845.475.6143 email: serge@sergeyoung.com

It is the responsibility of the contractor to distribute all drawing updates and changes to the appropriate subcontractors in a timely manner. Please destroy any and all outdated drawings.

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, to alter any part of these documents in any way. If an item bearing the seal of an architect is altered, the altering Architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and specific description of the alteration.

Issue / Revision
12.11.22 Issued to Owner

PRIMOFF

PROJECT DESCRIPTION:

**ADDITION & ALTERATION TO RESIDENCE
FOR NICOLE & ELIAS PRIMOFF**

PROJECT LOCATION:

25 Ralph Street
Beacon, New York 12508

Drawing Title:

ELEVATIONS

Project number:

Date:
SY

Primoff_zba_docs.dwg

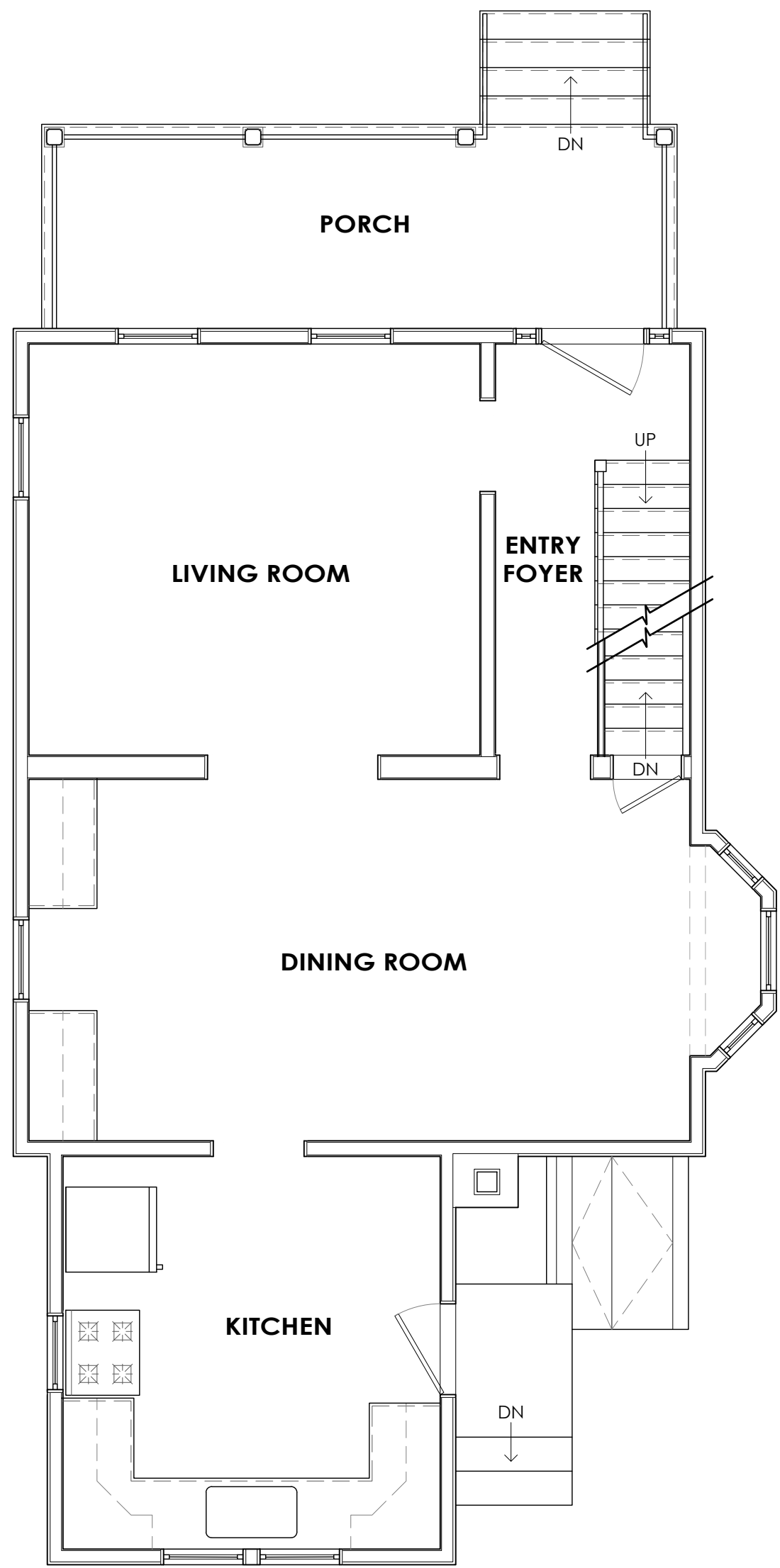
Drawn by:
SY

Checked by:

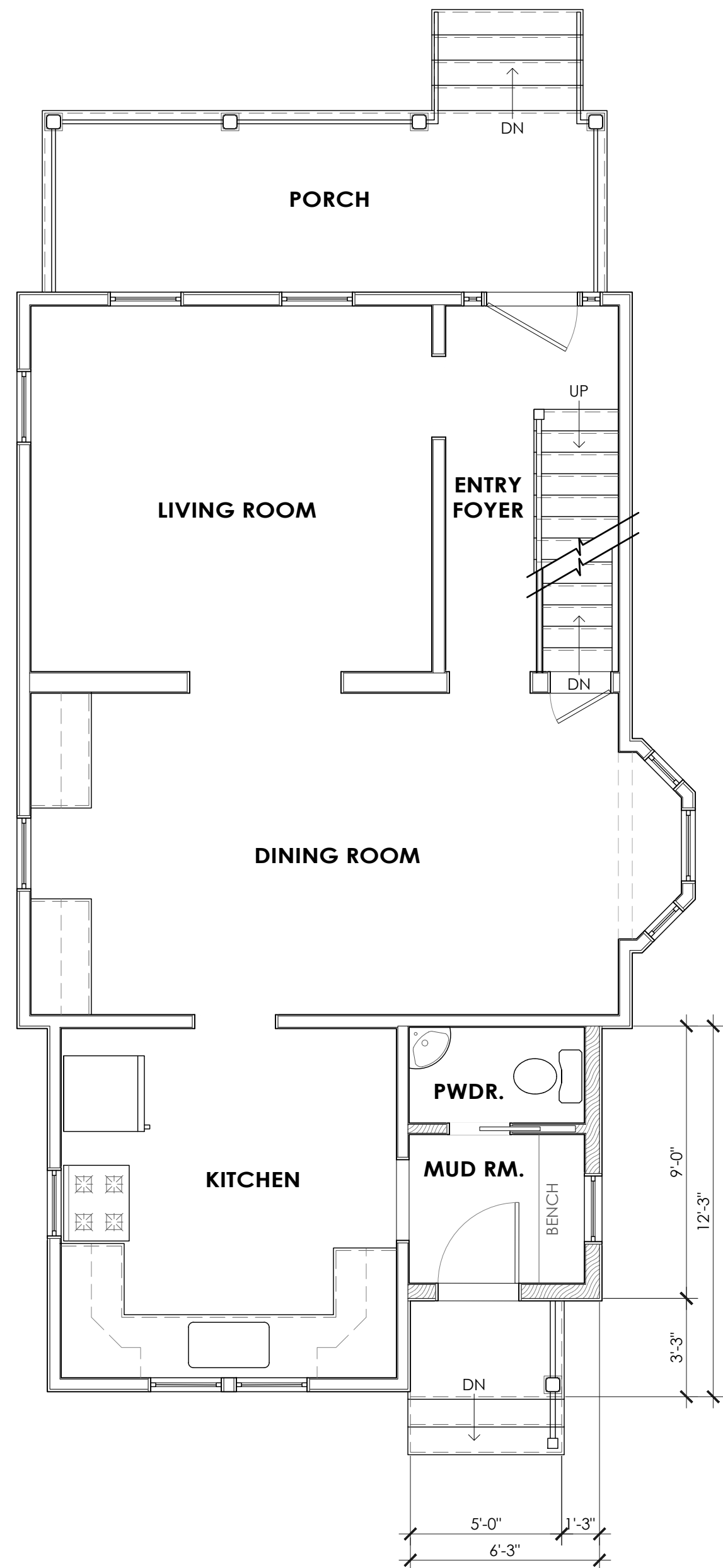
Drawing number:

A2

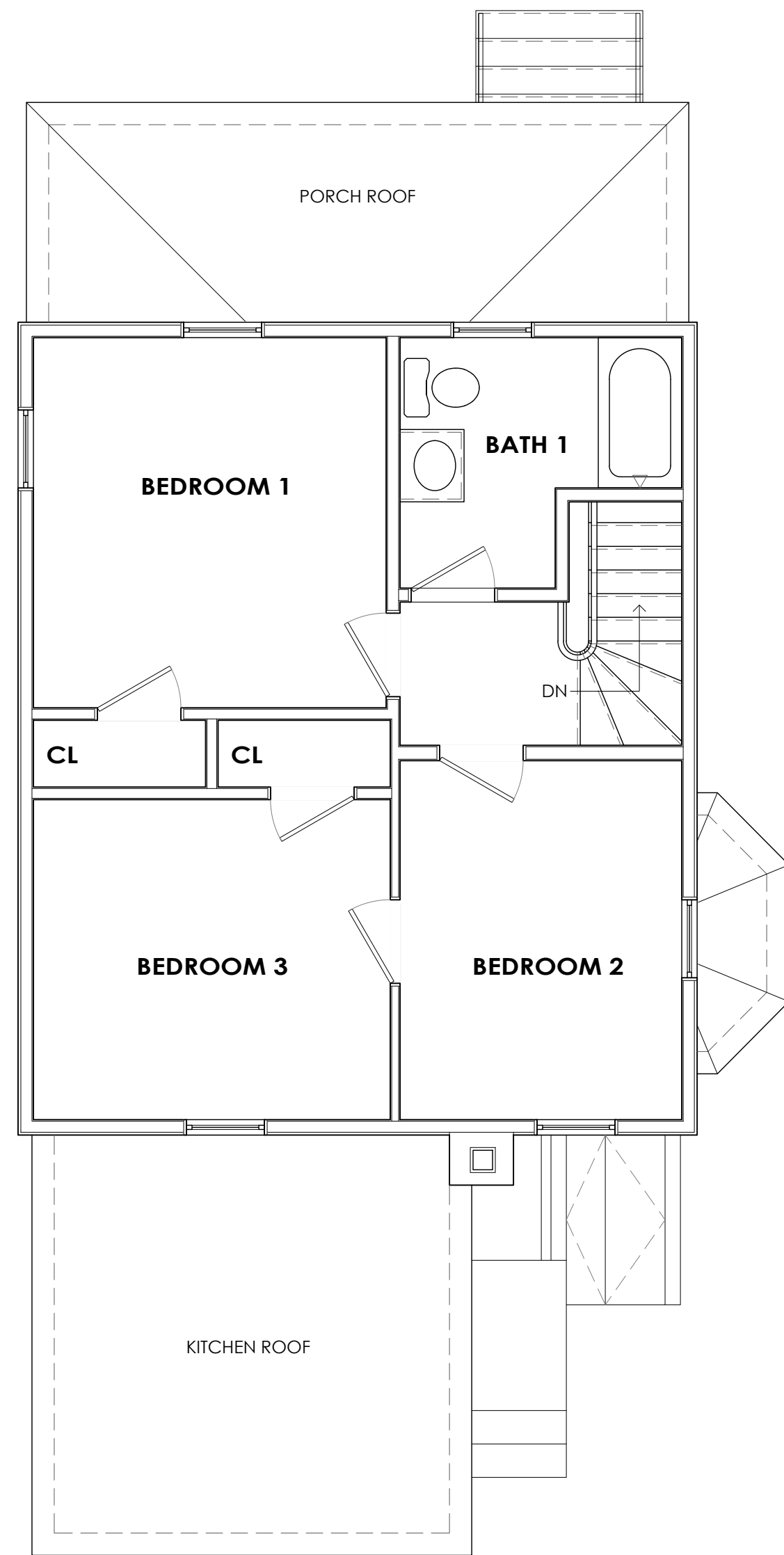
Number of Sheets:



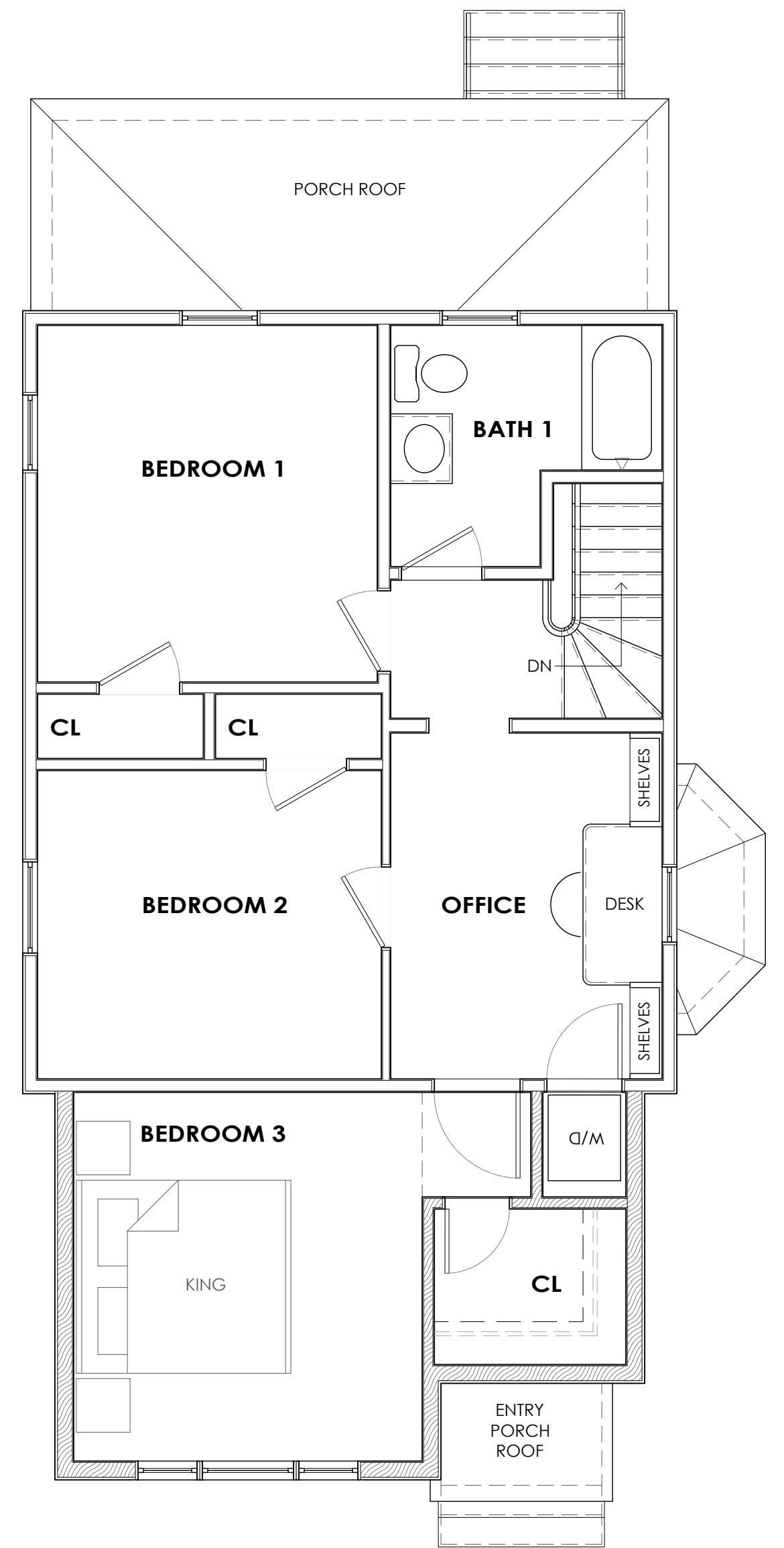
1 EXISTING 1ST FLOOR PLAN
1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

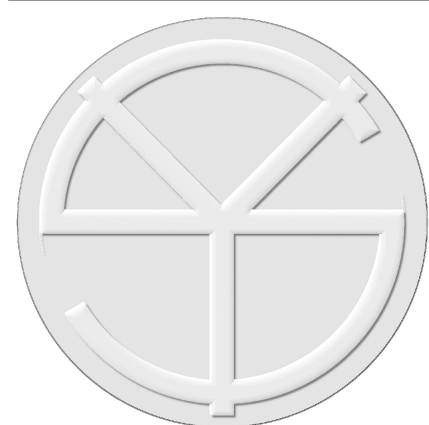
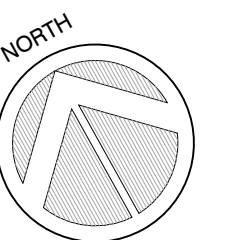


3 EXISTING 2ND FLOOR PLAN
1/4"=1'-0"



4 PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"

- SCHEDULE:
- EXISTING CONSTRUCTION
 - NEW FRAMED CONSTRUCTION
 - NEW DOORS
 - EXISTING DOORS



SERGE YOUNG, ARCHITECT

Comprehensive Architectural Design

79 East Willow Street Beacon, New York 12508
tel: 845.475.6143 email: serge@sergeyoung.com

It is the responsibility of the contractor to distribute all drawing updates and changes to the appropriate subcontractors in a timely manner. Please destroy any and all outdated drawings.

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, to alter any part of these documents in any way. If an item bearing the seal of an architect is altered, the altering Architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and specific description of the alteration.

Issue / Revision
12.11.22 Issued for review

PRIMOFF

PROJECT DESCRIPTION:
ADDITION & ALTERATION TO RESIDENCE
FOR NICOLE & ELIAS PRIMOFF

PROJECT LOCATION:
25 Ralph Street
Beacon, New York 12508

Drawing Title:
FLOOR PLANS

Project number:
Date:
SY
Primoff_zba_docs.dwg

Drawn by:
SY
Checked by:

Drawing number:

A3

Number of Sheets:

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Nicole and Elias Primoff

ADDRESS: 25 Ralph St., Beacon, NY 12508

TELEPHONE: 8027774636 / 3103592008

E-MAIL: eprimoff@gmail.com / nicoleprimoff@gmail.com

APPLICANT (if not owner): Same as above

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: self

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 25 Ralph St. Beacon NY 12508

ZONING DISTRICT: Beacon City R1-5

130200-5955-83-808011-0000

TAX MAP DESIGNATION: SECTION _____ BLOCK _____ LOT _____

Section of Zoning Code appealed from or Interpretation desired:

Section 223-17 D. Schedule of Dimensional Regulations side yard setback

Reason supporting request:

Home addition requiring a 10' setback from the property line. Plans and survey attached show a

7.25' setback from the side line, requiring relief of 2.75'

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

See attached

Date: 1/24/2023


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: Nicole and Elias Primoff

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:
n/a

Applicant Address: 25 Ralph St. Beacon NY 12508

Project Address: 25 Ralph St. Beacon NY 12508

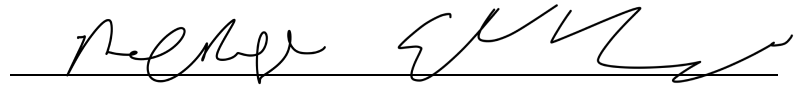
Project Tax Grid # 130200-5955-83-808011-0000

Type of Application Variance Application for the 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, Nicole and Elias Primoff, 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 yes
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 yes



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.)

NO

YES

Initial

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 AName of Applicant: Nicole and Elias PrimoffAddress of Applicant: 25 Ralph St. Beacon NY 12508Telephone Contact Information: 3103592008 / 8027774636**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.
Nicole Primoff	as above	as above	Purchase of property in Beacon, NY 11/4/2019	
Elias Primoff	as above	as above		

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

(Print) Nicole Primoff and Elias Primoff

(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	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

--	--

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

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.

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.

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) _____

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
Parcel ID# 5955-83-808011

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Nicole and Elias Primoff (the “Applicants”) for a 2.75 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 1:1, Schedule of Dimensional Regulations, to construct a two-story addition with a proposed 7.25 side yard setback on property located at 25 Ralph Street in the R1-5 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 5955-83-808011** (the “Property”); and

WHEREAS, the existing side yard setback for the existing two-story frame house is 6.7 feet; 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, a duly advertised public hearing on the application was held on February 22, 2023, 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 February 22, 2023; 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....

- 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 ...
- 3) As to whether the requested variance is substantial, the Board found that the variance is ...
- 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 it
- 5) As to whether the alleged difficulty is self-created, the Board found that

BE IT FURTHER RESOLVED, that the Board finds that the requested variance [IS/IS NOT] 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 2.75 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 1:1, Schedule of Dimensional Regulations, to construct a two-story addition with a proposed 7.25 side yard setback on property located at 25 Ralph Street in the R1-5 Zoning District, is hereby [GRANTED/DENIED] 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: February 22, 2023

Mr. Jordan Haug, Chairman

Chairman Jensen called the roll:

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

Amanda Caputo

From: Judie Stein <judie.stein@gmail.com>
Sent: Tuesday, February 21, 2023 7:51 PM
To: Amanda Caputo
Subject: 25 Ralph Street

Hello,

I am the property owner of 27 Ralph Street in Beacon, and my son, daughter-in-law, and grandson live right next door to the above-referenced property. It is my understanding that Nicole and Elias Primoff have requested a variance from the 10 ft side yard setback.

We are totally supportive of their request and see no possible impact at all to us or anyone else in granting this variance.

Please feel free to contact me at (917) 691-9947, if you would like to discuss.

Thank you so much.

Warmest,

Judie

Judith A. Stein, Ph.D., LCSW
Stein Family & Mediation Center
SteinMediation.com

(212) 222-2100 (917) 691-9947 cell
judie.stein@gmail.com

Manhattan Office:

244 Fifth Avenue
Suite W294
New York, NY 10001
(212) 222-2100

Westchester Office:

Dobbs Ferry, NY 10522
(917) 691-9947

Sent from my iPhone