



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

May 16, 2023

7:00 PM

Zoning Board of Appeals Agenda

Regular Meeting

1. Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-37-820961-00, T Zoning District, to convert an existing accessory structure to a single-family dwelling which requires relief from the following:
1. Section 223-12.A to allow for more than one main building on the lot
2. Section 223-17.D to allow for a 1 ft. side yard setback (10 ft. required)
3. Section 223-17.D to allow for a 1.8 ft. rear yard setback (20 ft. required)
4. Section 223-26.F to allow for 3 parking spaces (6 spaces required-2 per dwelling unit required)
2. Review and hold public hearing on application submitted by Justin Purtle, 9 Duncan Street, Tax Grid No. 30-6054-47-308549-00, in the R1-5 Zoning District, for relief from Sections 223-10 (E) and 223-17.D to construct a second-floor addition for a single-family dwelling with a 4.8 ft side yard setback (10 ft required)

City of Beacon Zoning Board of Appeals Agenda
05/16/2023

Title:

Review and hold public hearing on application submitted by Susan Battersby, 5 Willow Street, Tax Grid No. 30-5954-37-820961-00, T Zoning District, to convert an existing accessory structure to a single-family dwelling which requires relief from the following:

1. Section 223-12.A to allow for more than one main building on the lot
2. Section 223-17.D to allow for a 1 ft. side yard setback (10 ft. required)
3. Section 223-17.D to allow for a 1.8 ft. rear yard setback (20 ft. required)
4. Section 223-26.F to allow for 3 parking spaces (6 spaces required-2 per dwelling unit required)

ATTACHMENTS

[5 Willow Public Comment Letter Lisa Arnoff.pdf](#)

[5 Willow Public Comment Letter Arnoff.pdf](#)

[5 Willow Public Comment Letter Burger Dietz.pdf](#)

[L230228_Amanda_5 Willow Street.pdf](#)

[5 Willow Indiv Disc.pdf](#)

[Sheet 3_Building Plans_5 Willow Street_Zoning Board Submission_3_230424.pdf](#)

[Sheet 1_Site Plan_5 Willow Street_Zoning Board Submission_3_230424.pdf](#)

[Sheet 2_Existing Conditions Demolition Plan_5 Willow Street_Zoning Board Submission_3_230424.pdf](#)

[5 Willow ZBA Application.pdf](#)

[Public Comment 5 Willow Adams.pdf](#)

Amanda Caputo

From: Lisa Arnoff <lisaarnoff@gmail.com>
Sent: Monday, March 20, 2023 2:50 PM
To: Amanda Caputo
Subject: 5 Willow Street Accessory Apartment

184 Main LLC
Lisa & Michael Arnoff
184 Main Street
Beacon, New York 12508

March 20, 2023

To Whom It May Concern:

As property owners on the Main Street corridor, we want to applaud and support the 5 Willow Street accessory apartment rehab/renovations. It seems this project will foster the Beacon residential community which will certainly be a boon to the area.

Thank you!

Lisa Arnoff
914-475-6060

Amanda Caputo

From: Brian Arnoff <brian@kitchensinkny.com>
Sent: Monday, March 20, 2023 2:22 PM
To: Amanda Caputo
Cc: Kristin
Subject: 5 willow street

Follow Up Flag: Follow up
Flag Status: Flagged

Amanda

Below is a letter of support for the renovation project at 5 willow street:

Planning Board

My name is Brian Arnoff, I live at 90 Maple street in Beacon and own Meyers Olde Dutch and Kitchen Sink. I am submitting this letter to support the approval of the below requests for variances. Meyers Olde Dutch's property directly abuts the side of 5 willow street and overlooks the barn to be renovated. This improvement to the current structure seems like it will be a big win for everyone including removing a dilapidated building and adding an additional apartment to Beacon's housing supply. I would also note as their neighbor I have gotten to know many of the battersby family and they are awesome local people just trying to do the best for our community, I hope you will approve their requests.

- 1) Section 223-12 to allow for more than one main building on the lot
- 2) Section 223-17 to allow for a 1 ft side yard setback (10 ft required)
- 3) Section 223-17 to allow for a 1.8 ft rear yard setback (20 ft required)
- 4) Section 223-24.1(F) to allow for 3 parking spaces (5 spaces required)

Thanks

Brian Arnoff

--

Brian Arnoff

Chef Owner
Kitchen Sink *Food and Drink*
kitchensinkny.com
c 914.489.2897
@kitchensinkNY
fb.com/kitchensinkbeacon



Amanda Caputo

From: Gabrielle Burger <gabrielle.b.burger@gmail.com>
Sent: Monday, March 20, 2023 9:25 PM
To: Amanda Caputo
Cc: Jeffrey Dietz
Subject: Variance 5 Willow St. Accessory Apartment

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Amanda,

We are Gabrielle Burger and Jeff Dietz, owners of 9 Willow St, adjacent to the carriage house at 5 Willow Street that is up for zoning variances on Tuesday, March 21st.

We are happy to hear the carriage house is going to be rebuilt, as it has surely seen better days, and support our neighbors' efforts to seek a variance of Section 223-12 to allow for more than one main building on the lot.

However, we would like to submit this letter to express our concern over the variance of Section 223-17 to allow for a 1ft sideyard setback. We're concerned about losing privacy, as there would now be a window of an inhabited apartment overlooking our backyard, as well as losing full use of our backyard during construction and any maintenance on the right side wall going forward.

We hope that you understand our position.

Thank you,

Gabrielle Burger and Jeff Dietz
Owners of 9 Willow St.

ARYEH SIEGEL
ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 5 Willow Street
Accessory Apartment Application

February 28, 2023

Dear Amanda,

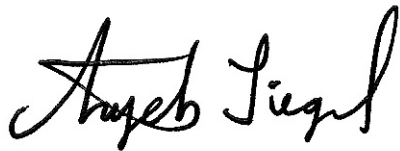
We received a determination from Bruce about what zoning variances are required.

Please find enclosed:

- (5) sets of Sheets 1 through 3
- (1) ZBA Application Form
- Check for Zoning Board Application Fee
- Electronic files to be forwarded to you

Thank you. Please let me know if you have any questions.

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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:

Susan Batesky (trust of)

Address of Applicant:

1 Mountain Lane, Beacon, NY 12508 of Jeff Batesky

Telephone Contact Information:

845.745.4530**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.
<u>Same as Applicant</u>				

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.

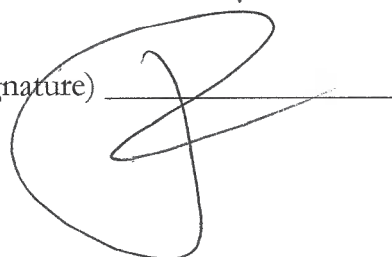
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

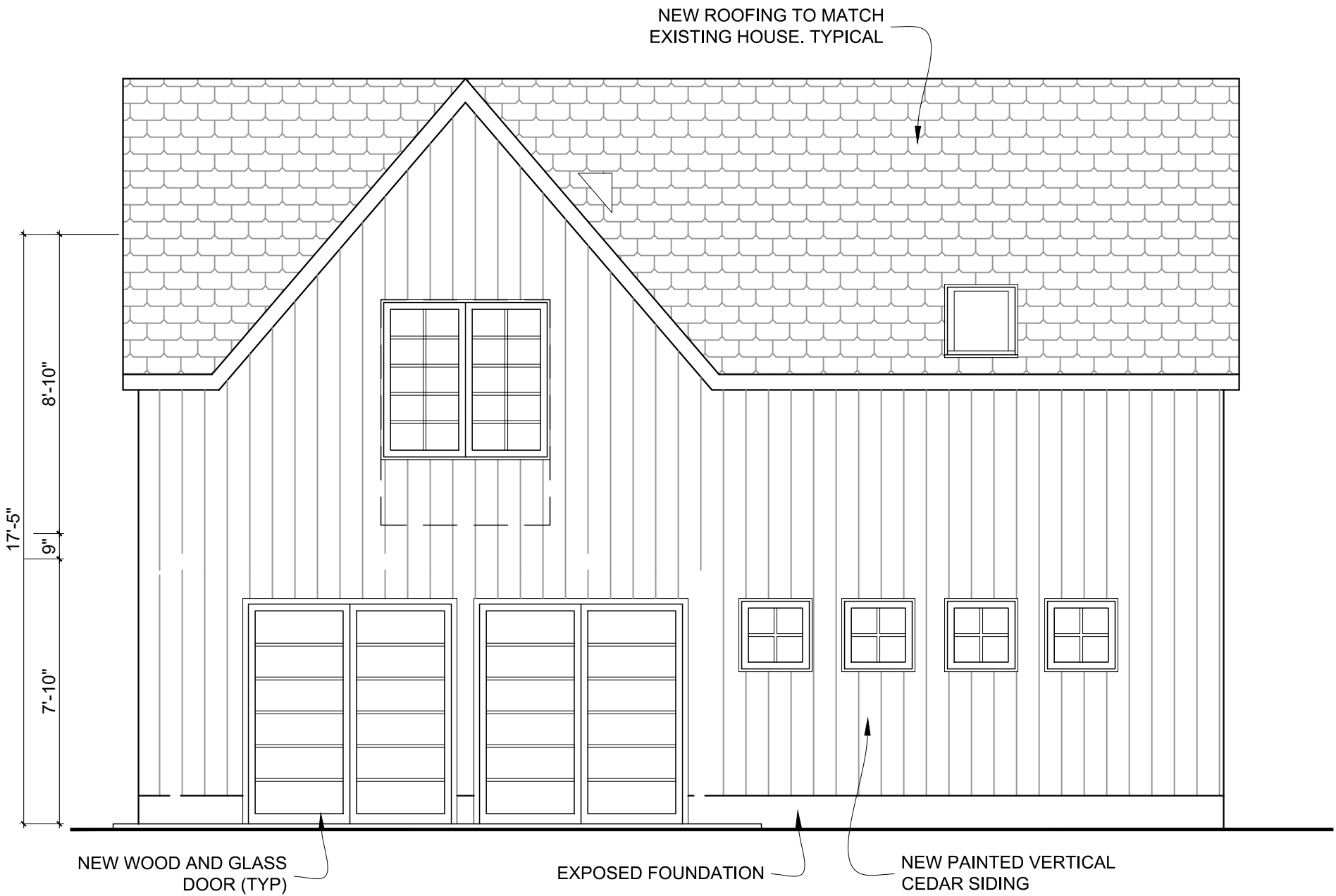
☒ NO

I, Sally Battersby (Not Susan Battersby) being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

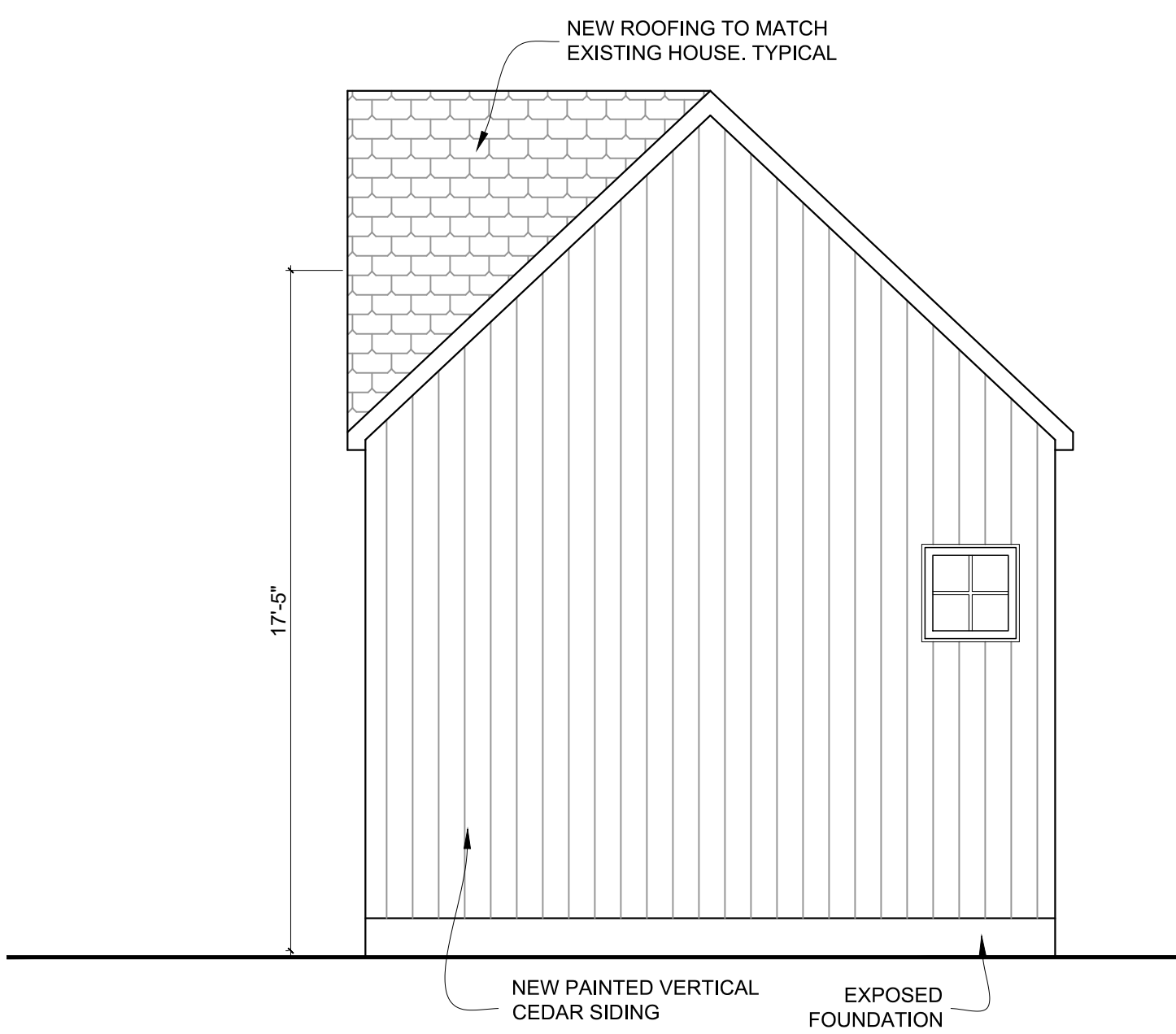
(Print) JEFFREY BATTERSBY

(Signature) 

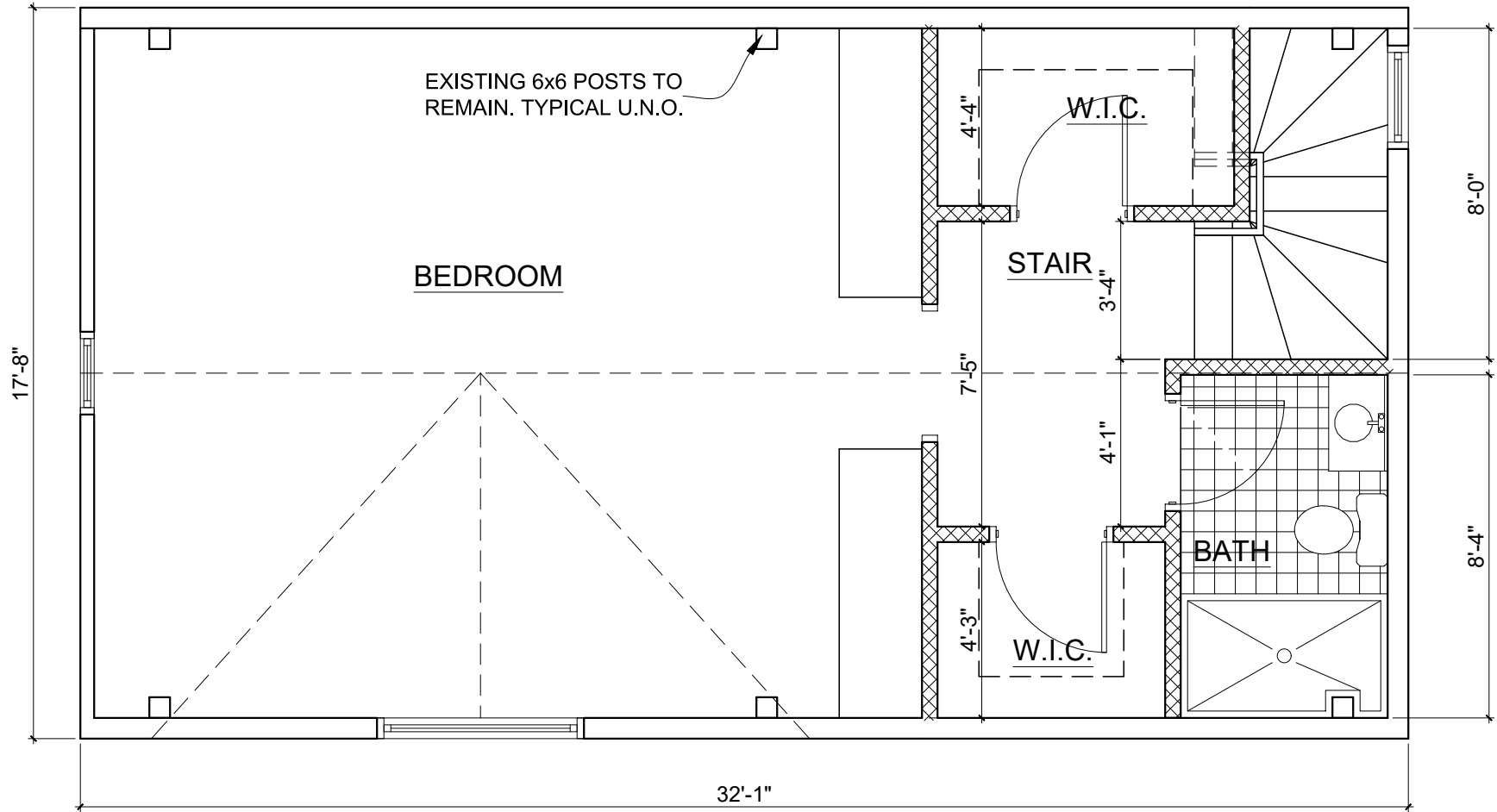
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	2/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	3/30/23	NO CHANGE	AJS
3	4/18/23	NO CHANGE	AJS



Front Elevation

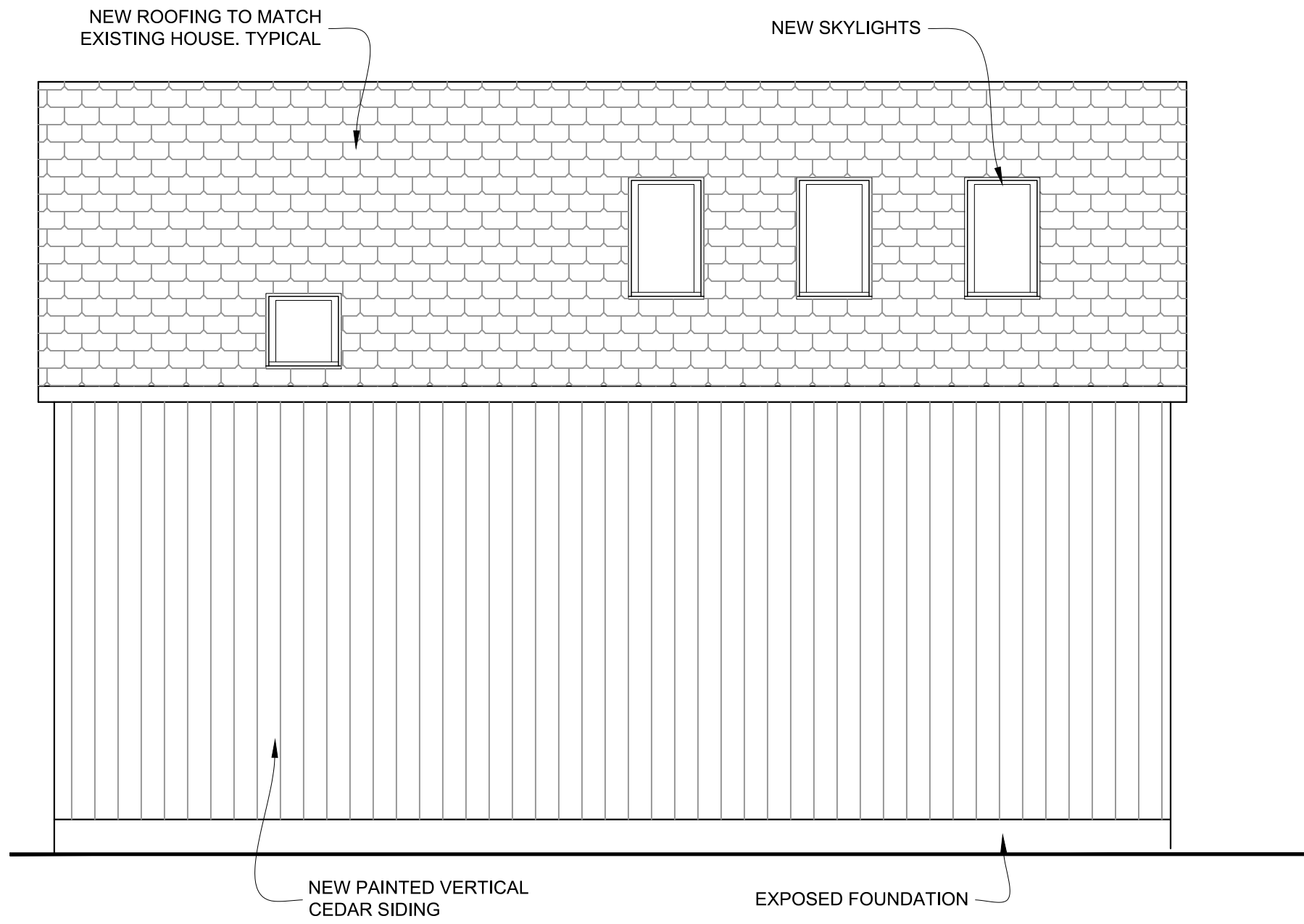


Right Side Elevation

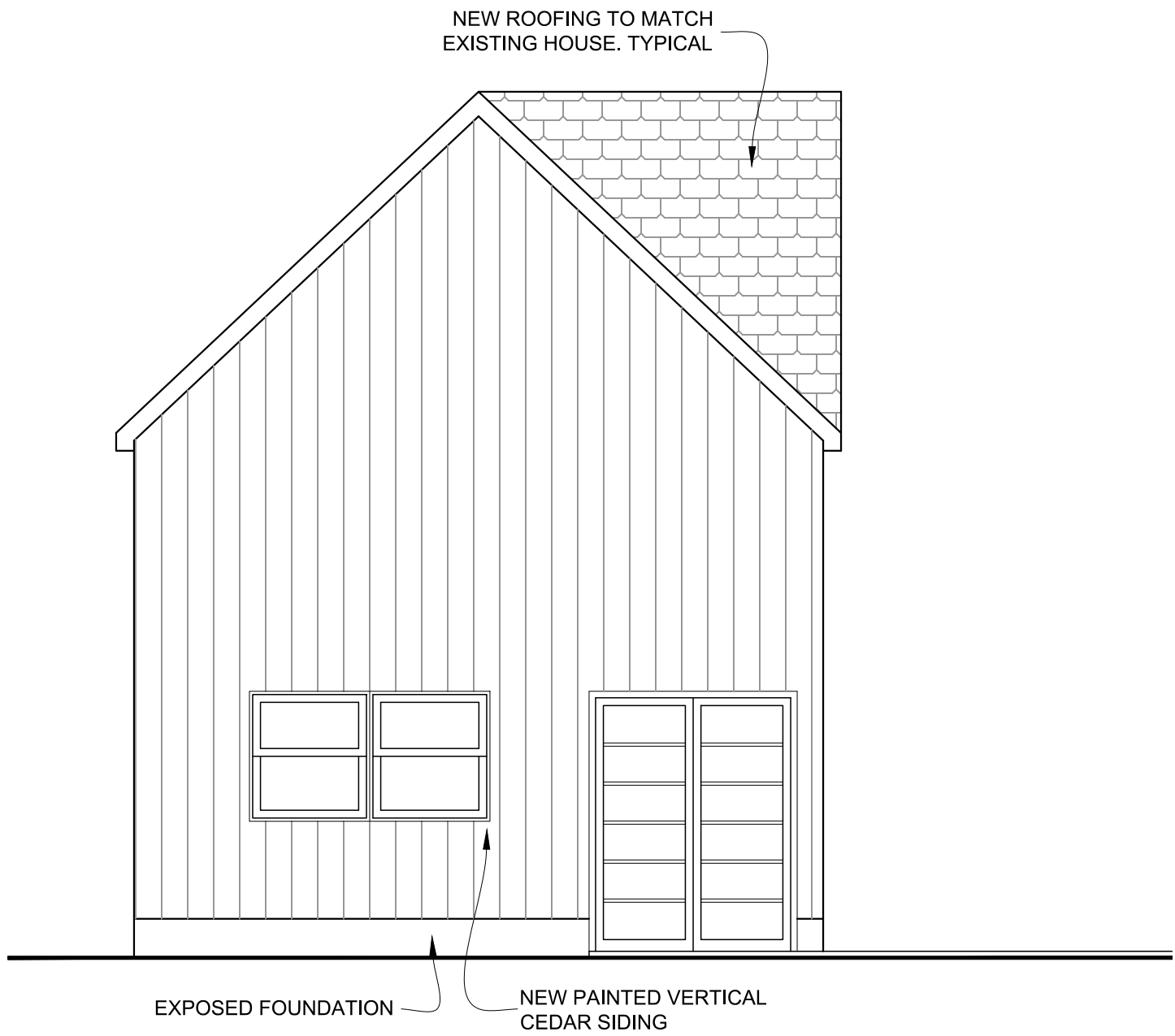


2nd Floor Plan

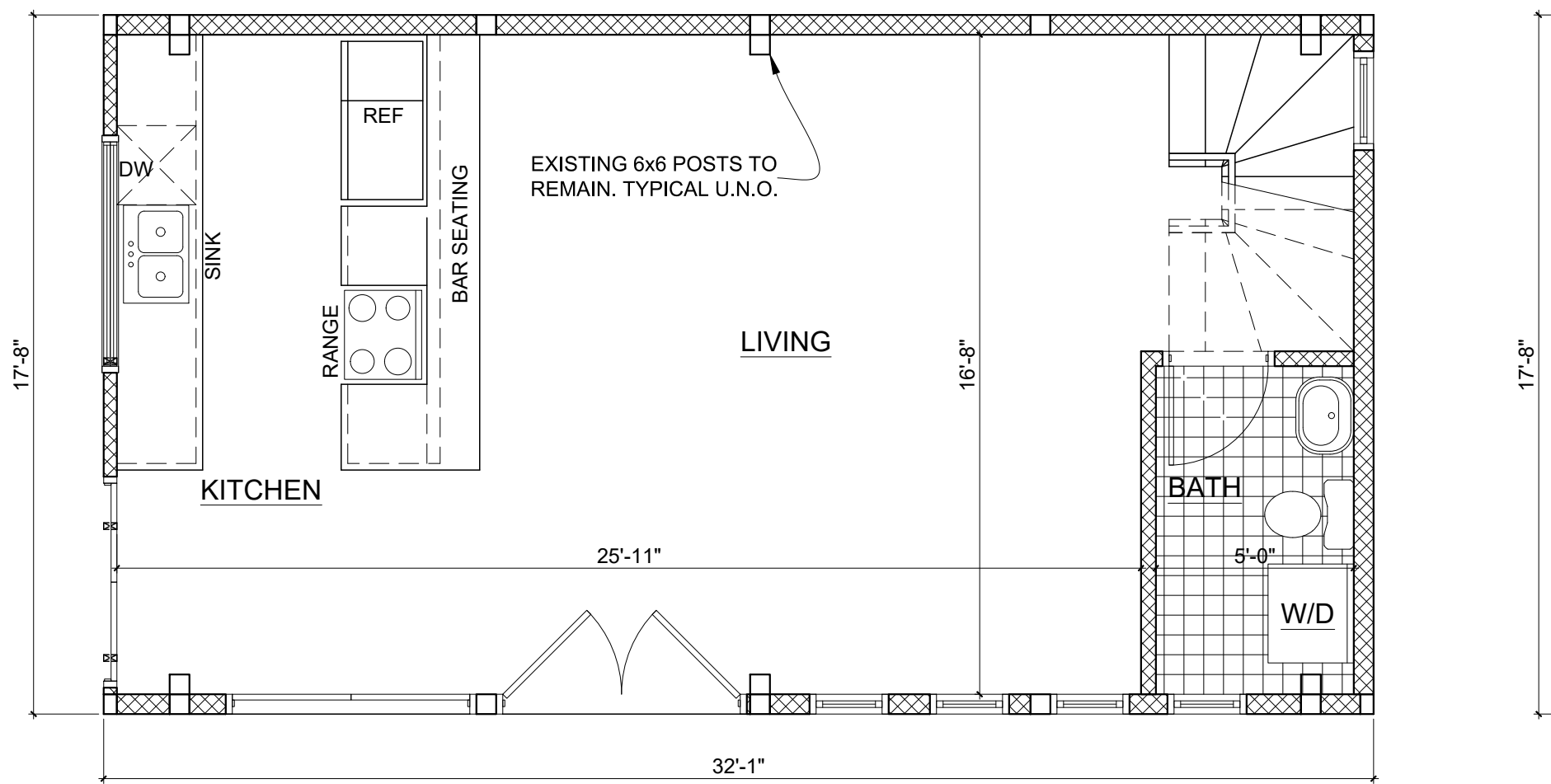
Scale: 1/4" = 1'-0"



Rear Elevation



Left Side Elevation



1st Floor Plan

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

Site Plan Application - Additional Dwelling Unit

Sheet 3 of 3 - Plans & Elevations

5 Willow Street

Beacon, New York
Scale: As Noted
September 1, 2022

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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



EXTERIOR WALL SCONCE (L1)

KIRKHAM BRONZE 8 1/2" WIDE DARK SKY LED OUTDOOR WALL LIGHT

- 8 1/2" WIDE X 6" HIGH. EXTENDS 10 1/2" FROM THE WALL
- 10 WATT BUILT-IN LED IS COMPARABLE TO A 45 WATT INCANDESCENT BULB
- 450 LUMENS
- 2700K. 79 CRI
- ASPEN BRONZE FINISH. METAL SHADE. HAMMERED GLASS.
- DARK SKY APPROVED FOR FULL CUT OFF

Zoning Regulations Table																	
	Maximum Lot Size Area				Required Setbacks			Existing Setbacks			Maximum Building Height	Existing Building Height					
	Area	Per Unit	Width	Depth	Front	Side	Rear	Front	Side	Rear							
Zoning District																	
T (Transitional)	5000	2500	50	100	10'	10'	20'	78.25'	1.0' ** 54.6'	1.8' **		2.5 Stories 35'	2 Stories				
** Variance required																	



Location Map

1" = 200'

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-27-820961
Lot Area:	8,604 square feet
Existing Building Footprint:	1,569 square feet
Proposed Accessory Apartment Area:	1,040 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Two Family Residential
Proposed Use:	Two Family Residential & Additional Dwelling for a total of 3 Dwelling Units

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit	2 existing dwelling units + 1 new dwelling unit	6 parking spaces
Total Required Parking Spaces		6 Parking Spaces
Total Proposed Parking Spaces		3 Parking Spaces

- Notes:**
- The application is for the conversion of an existing accessory structure (garage) to a single-family dwelling.
 - The Applicant requests a Variance for relief from the requirements of Section 223-12.A, to allow more than one main building on the lot
 - The Applicant will apply for a Variance for the Side Yard Setback where 10 feet is required and 1 foot exists, per § 223-17D. Schedule of Dimensional Regulations
 - The Applicant will apply for a Variance for Rear Yard Setback where 20 feet is required and 1.8 foot exists, per § 223-17D. Schedule of Dimensional Regulations
 - The Applicant will apply for a Variance for off-street parking requirements where 6 parking spaces are required and 3 parking spaces are proposed, per Section 223-26 F
 - Applicant does not believe 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 this variance.
 - The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
 - The applicant does not believe the requested variance is substantial.
 - The applicant does not believe the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - The applicant does not believe the difficulty was self-created. However, if the Zoning Board finds that the difficulty was self-created, the consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.
 - Note that exterior lighting fixtures for the accessory building shall comply with the requirements of Section 223-14B, specifically:
 - The type, location, and shading of such lighting shall prevent the spillover of light onto any adjacent residential or multifamily property or direct glare onto any public sidewalk or street.
 - Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.
 - Color temperatures should be in the range of 2,400 to 4,000 Kelvin degrees.
 - The color rendering index should be in the range of 80 to 100.
 - Adaptive controls, such as dimmers, timers, and motion sensor shut-off lighting, should be used whenever appropriate.

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Survey / Existing Conditions Plan
Sheet 3 of 3	Plans and Elevations

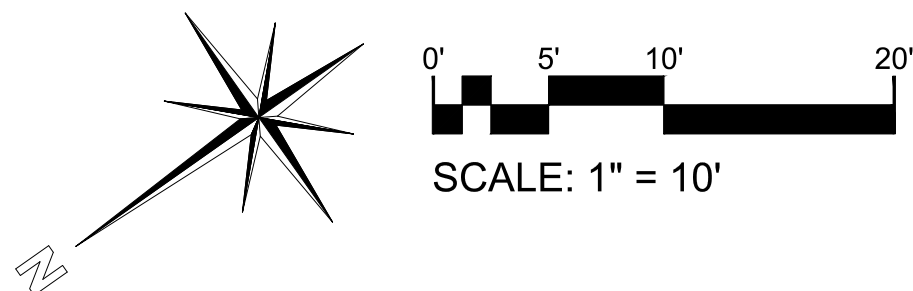
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	2/28/23	REVISED PER PLANNING BOARD COMMENTS	AJS
2	3/30/23	REVISED PER PLANNING BOARD COMMENTS	AJS
3	4/18/23	REVISED PER ZBA ATTORNEY COMMENTS	AJS

Site Plan

Scale: 1" = 10'

WILLOW STREET

SITE PLAN INFORMATION FROM A SURVEY
BY PETER HUSTIS, L.L.S. DATED JULY 28,
2003



Site Plan Application - Additional Dwelling Unit

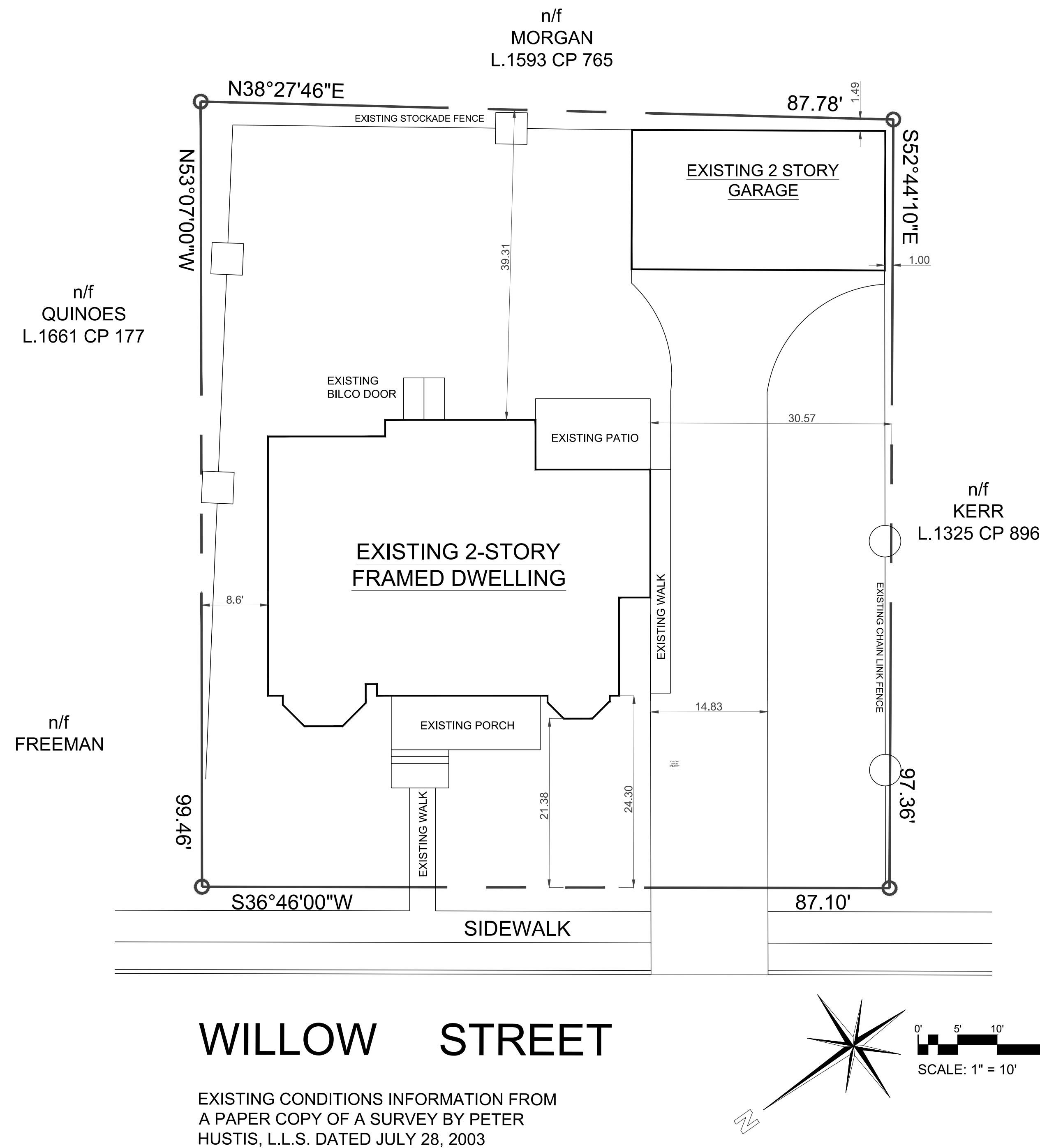
Sheet 1 of 3 - Site Plan

5 Willow Street

Beacon, New York
Scale: As Noted
September 1, 2022

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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

[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application - Additional Dwelling Unit

Sheet 2 of 3 - Survey / Existing Conditions Plan

Owner:
Susan Battersby
5 Willow Street
Beacon, NY 12508

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

5 Willow Street

Beacon, New York
Scale: As Noted
September 1, 2022

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Susan BattersbyADDRESS: 5 Willow StreetBeacon, NY 12508

TELEPHONE: _____

E-MAIL: _____

APPLICANT (if not owner): same as owner

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Aryeh Siegel ArchitectADDRESS: 84 Mason CircleBeacon, NY 12508TELEPHONE: 845-838-2490

E-MAIL: _____

PROPERTY LOCATION: 5 Willow StreetZONING DISTRICT: TTAX MAP DESIGNATION: SECTION 5954BLOCK 27 LOT 820961

Section of Zoning Code appealed from or Interpretation desired:

Side yard setback, rear yard setback, reduced parking, and to allow a 2nd main building on the lot,
as further described on Sheet 1 of the drawings submitted with this application.

Reason supporting request:

The building proposed to be used as the accessory building is existing. Renovation would allow
restoration of existing 1800s barn and the applicant's family to occupy the property to provide support.

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

Site Plan, survey, existing and proposed floor plans.Date: February 28, 2023

Owner's Signature



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: Susan Battersby

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: 5 Willow Street

Project Address: 5 Willow Street

Project Tax Grid # 5954-27-820961

Type of Application Zoning Board Variance Application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Susan Battersby, 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 ☒



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
—	—	—
—	—	—
—	—	—

Amanda Caputo

From: DerrickAdams.com <derrickadamsny@gmail.com>
Sent: Saturday, May 13, 2023 3:32 PM
To: Amanda Caputo
Subject: Variance application for 5 Willow St

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Amanda,

I received a letter regarding Susan Battersby's application for a zoning variance and hearing on Tuesday May 16th.

My house is the next block over so I don't see how I'd be affected by the proposal.

Would you tell me the pros and cons should this variance be granted? Or what are the potential issues with having a house one foot away from the property line? If I lived next door I guess I might not want that.

Do you know if her immediate neighbors oppose the project? I've seen the structure and it looks like it's about to collapse, so I am all for having it renovated, but from a garage into a single family home---for that decision, I would defer to the city, and to the neighbors on the right and rear sides of that property.

Thanks very much,
Derrick Adams
13 Digger Phelps Ct
Beacon NY

ps. I submitted a change of mailing address for my house. I'm no longer living at 1406 Pacific St Apt C5, Brooklyn, NY 11216.
My new mailing address is:
420 Gates Ave Apt 6D
Brooklyn NY 11216

City of Beacon Zoning Board of Appeals Agenda
05/16/2023

Title:

Review and hold public hearing on application submitted by Justin Purtle, 9 Duncan Street, Tax Grid No. 30-6054-47-308549-00, in the R1-5 Zoning District, for relief from Sections 223-10 (E) and 223-17.D to construct a second-floor addition for a single-family dwelling with a 4.8 ft side yard setback (10 ft required)

ATTACHMENTS

[22115 Purtle ZBA BINDER SET_04.24.2023_scan948.pdf](#)

[J20-044 Purtle Justin - 9 Duncan St - Beacon.pdf](#)

[Purtle-Zoning-Board-of-Appeals-Application-04.20.2023.pdf](#)

PROJECT:
DORMER ADDITION & INTERIOR ALTERATIONS

9 Duncan Street
Beacon, NY 12508

OWNER:
PURTLE

9 Duncan Street
Beacon, NY 12508

DRAWING LIST

- T1.1 TITLE SHEET
S1.1 PROPOSED PLOT PLAN, ZONING DATA
A1.1 EXISTING & PROPOSED 2ND FLOOR PLAN
EXISTING & PROPOSED ROOF PLAN
EXISTING & PROPOSED EXTERIOR ELEVATIONS
D1.1 EXISTING & PROPOSED DEMOLITION/REMOVAL PLANS

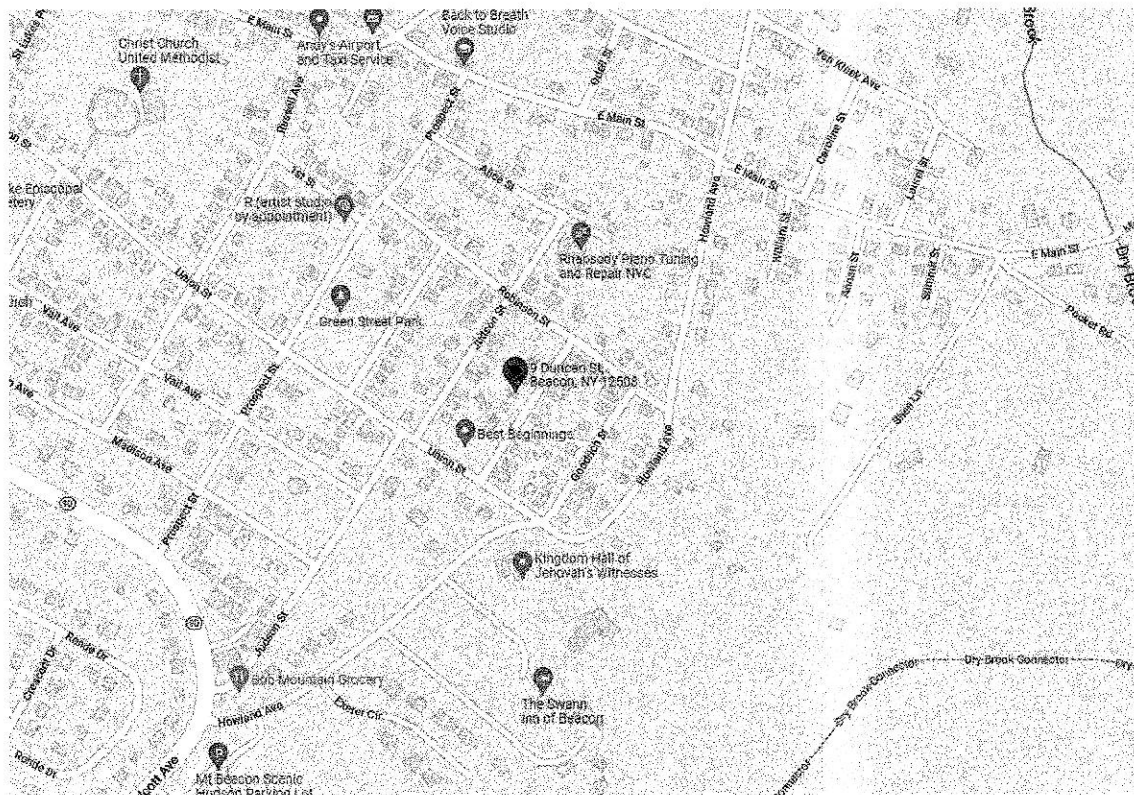
PROJECT DATA

- CODES:**
2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 EXISTING BUILDING CODE OF NEW YORK STATE
- CLASSIFICATION:**
OCCUPANCY • SINGLE FAMILY DWELLING
CONSTRUCTION • TYPE 5B - FRAME CONSTRUCTION

2020 RESIDENTIAL CODE OF NEW YORK STATE		
CHAPTER 11 ENERGY EFFICIENCY, TABLE N1102.1 - INSULATION & FENESTRATION REQUIREMENTS BY COMPONENTS CLIMATE ZONE: 5 (DUTCHESS COUNTY)		
ITEM	REQ'D	PROVD
FENESTRATION U-FACTOR	U=0.30 (MAX)	U=0.30
SKYLIGHT	U=0.60 (MAX)	N/A
ROOF / CEILING R-VALUE	R - 49	R - 49
WALL R-VALUE	R - 20	R - 21
MASS WALL ASSEMBLY	R - 13	N/A
FLOOR R-VALUE	R - 30	N/A
BASEMENT WALL R-VALUE	R - 15/19	N/A
SLAB PERIMETER R-VALUE	R - 10	N/A
SLAB PERIMETER DEPTH	2 FT	N/A
CRAWL SPACE WALL R-VALUE	R - 15/19	N/A

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

SITE LOCATION MAP

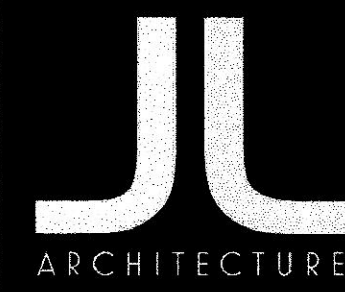


LEGEND

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

ABBREVIATIONS

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



JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12605
P: 845.234.6344
jasonlichwick.com

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



Full Shed Dormer Addition and Alterations

Mr. Justin Purtle
S.B.L. 6054-47-308549
9 Duncan Street
Beacon, New York 12508

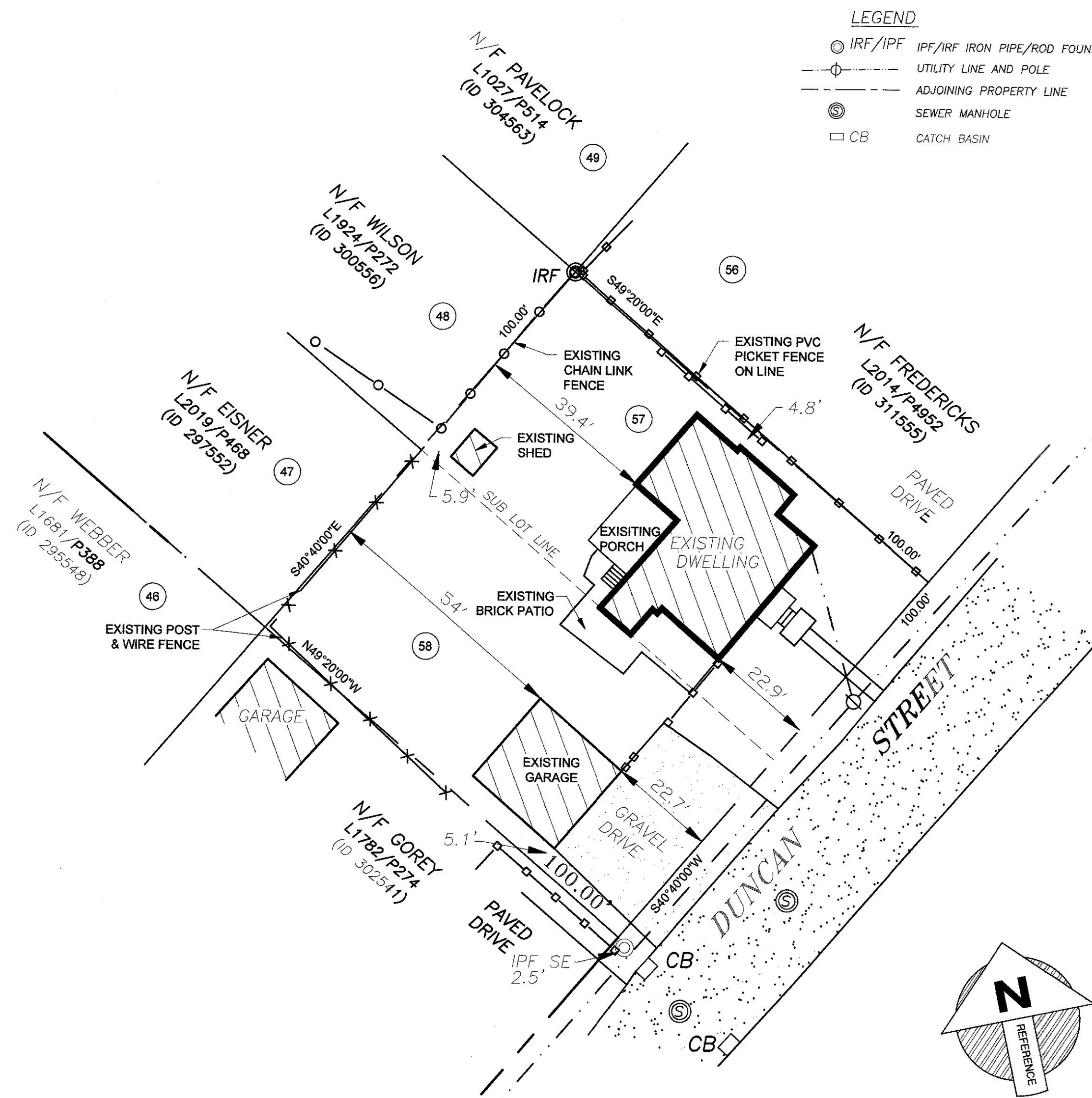
Date: 04.06.2023

Revisions:

Drawn By: JUA/R

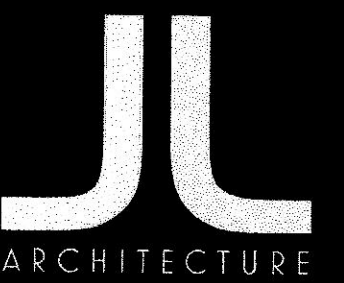
T1.1

1
S1.1
Proposed Plot Plan
Scale: 1" = 40'-0"



BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONE : R1-5 (Residential)		
	Proposed Use : Single Family Dwelling		
	Permitted with: By Right		
MINIMUM REQUIREMENTS			
	Required	Existing	Provided
Lot Area	5,000 SF	10,000 SF	10,000 SF
Lot Area Per Unit	5,000 SF	10,000 SF	10,000 SF
Lot Width	50 FT	100 FT	100 FT
Lot Depth	100 FT	100 FT	100 FT
YARD SETBACKS			
	Required	Existing	Provided
Front	10 FT	22.9 FT	22.9 FT
Side	10 FT	4.8 FT*	4.8 FT*
Rear	20 FT	39.4 FT	39.4 FT
MAXIMUM PERMITTED			
	Required	Existing	Provided
Percentage of Lot Coverage	40% / 2,033 SF	19.5% / 1,950 SF +/-	19.5% / 1,950 SF +/-
Building Height	2.5 story / 35 FT	1.5 Story 21 FT +/-	1.5 Story 21 FT +/-

* INDICATES PRE-EXISTING NONCONFORMING CONDITION



JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12605
P: 845.284.6344
jasonlichwick.com

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



Full Shed Dormer Addition and Alterations

Mr. Justin Purtle
S.B.L. 6054-47-308549
9 Duncan Street
Beacon, New York 12508

For Zoning Board of Appeals Review & Approval

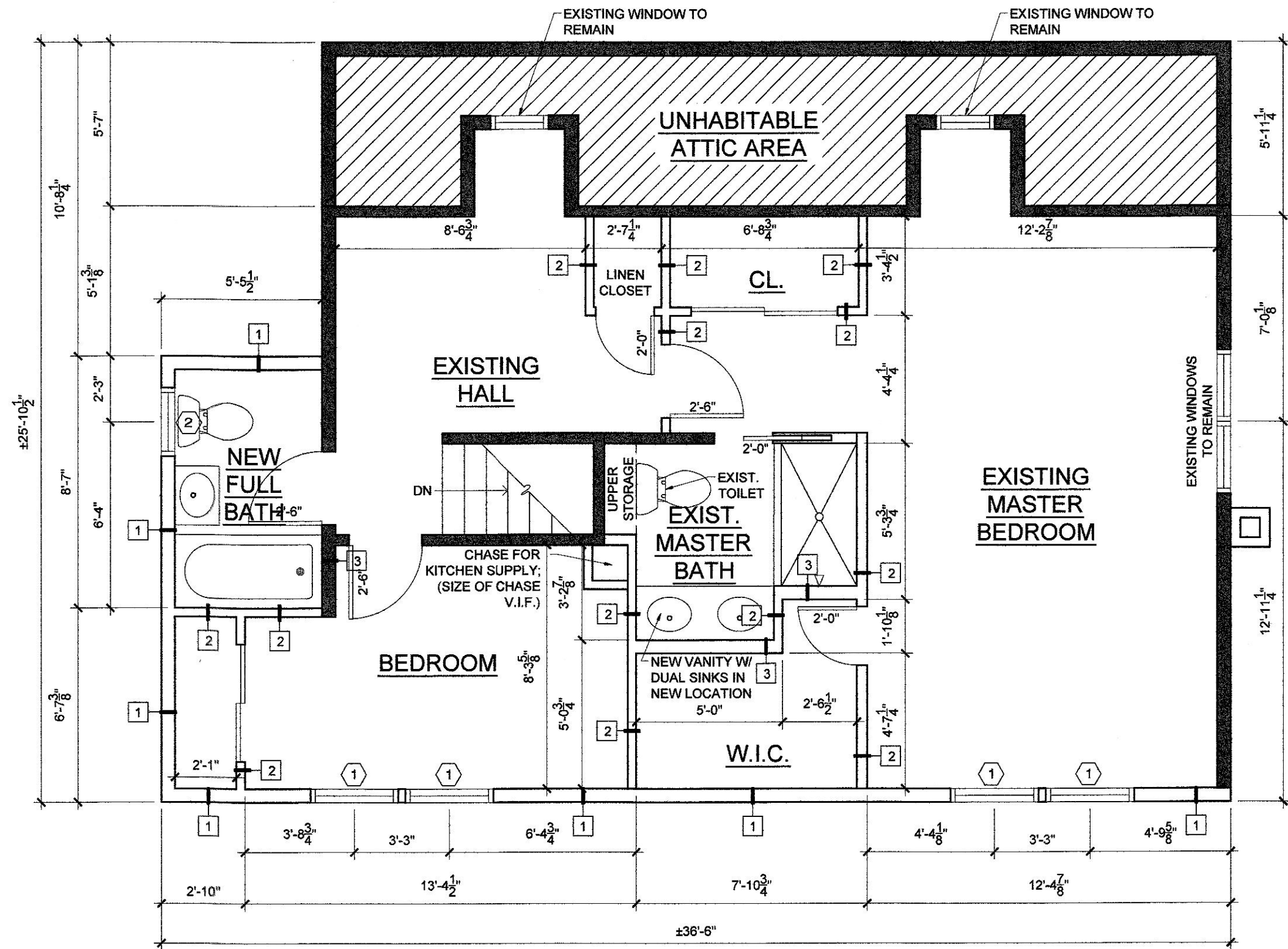
Date: 04.06.2023

Revisions:

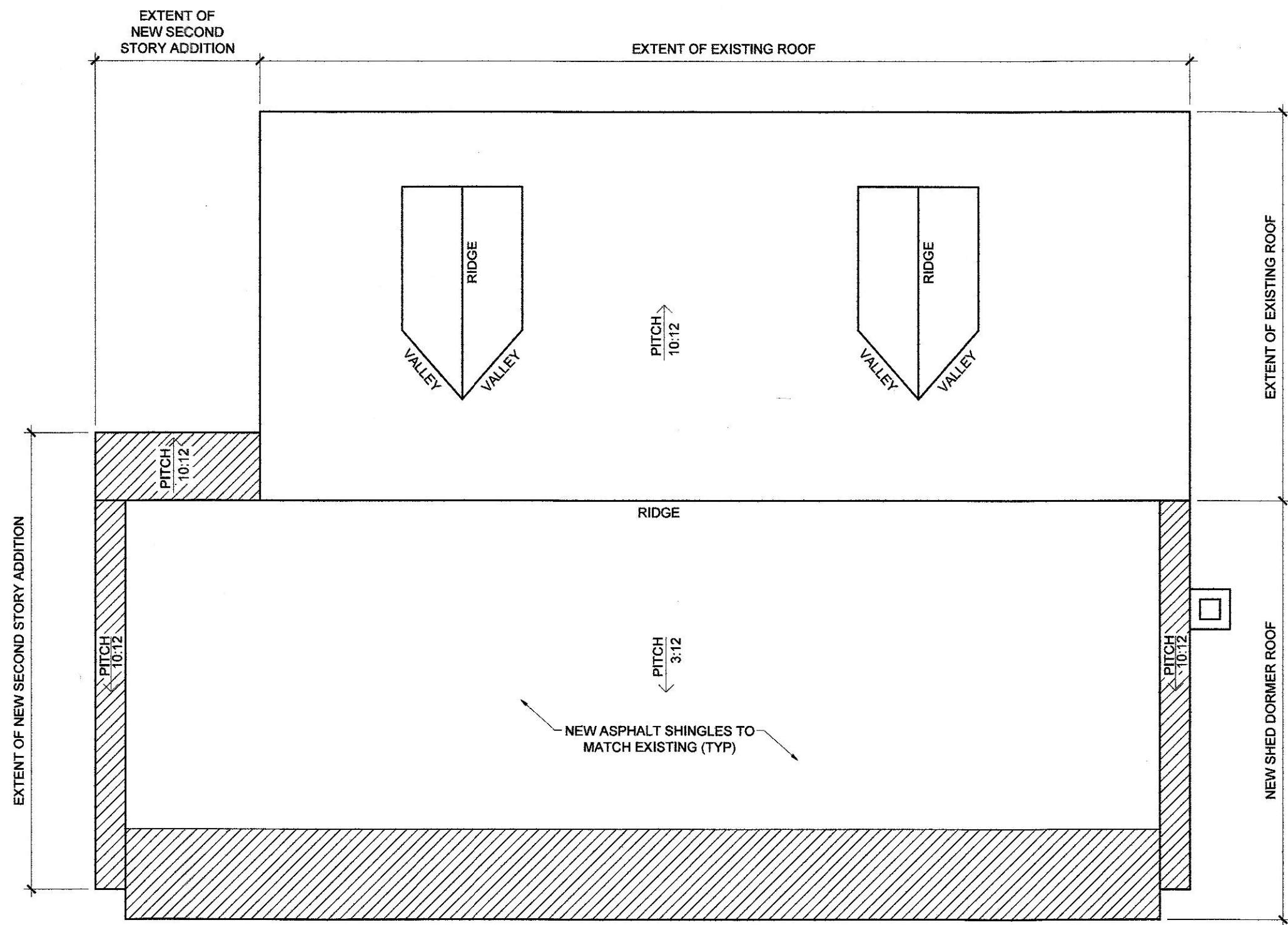
Drawn By: JL/AR

S1.1

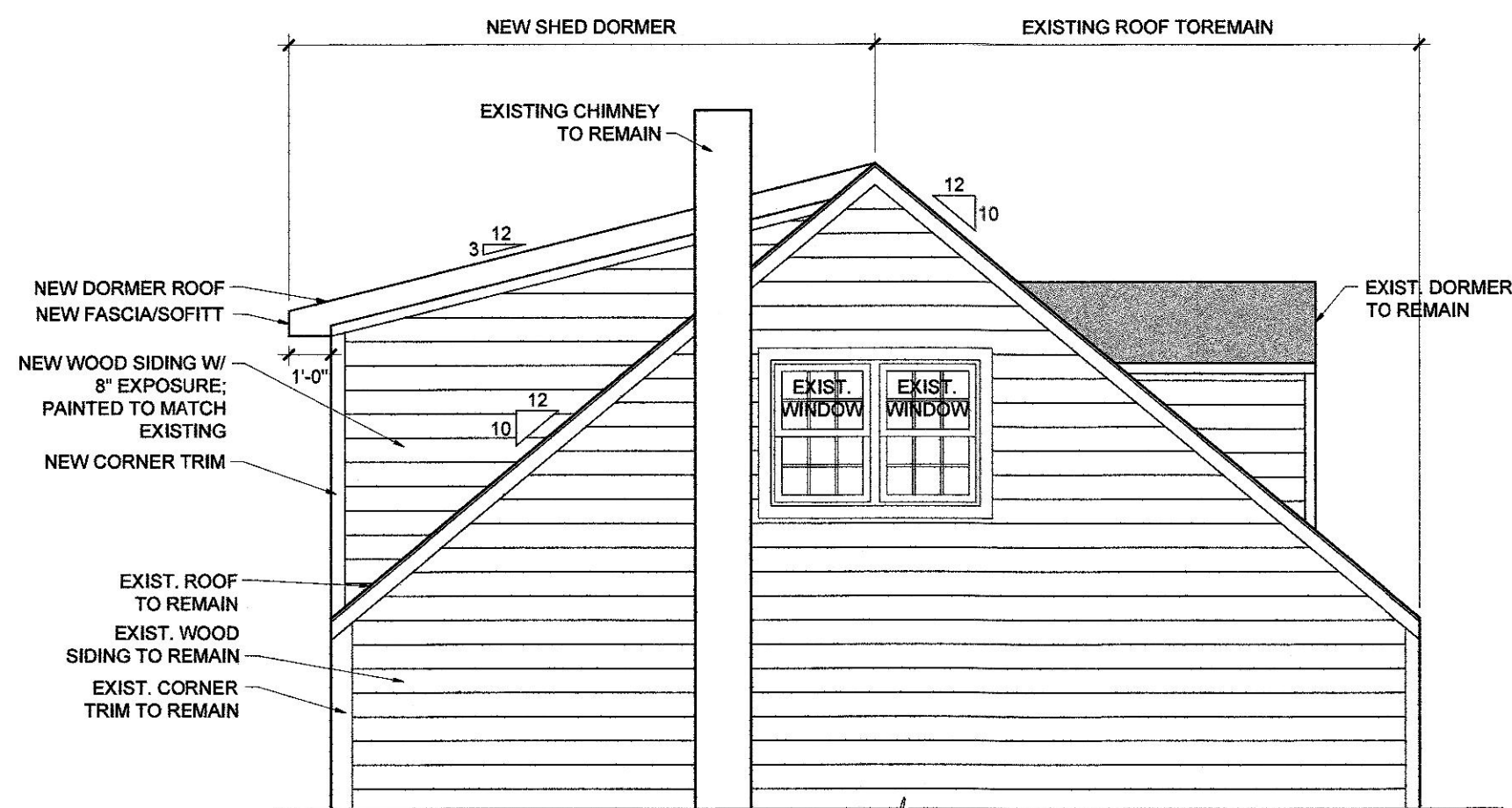
WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW STUD WALL
WALL TYPES	
	WALL TYPE 1: NEW EXTERIOR WALL - EXTERIOR SIDING - 1/2" CDX PLYWOOD SHEATHING - HOUSE WRAP - 2X6 @ 16" O.C. STUD - R-21 FIBERGLASS BATT INSULATION - 1/2" GYP BD.
	WALL TYPE 2: NEW INTERIOR PARTITION - 1/2" GYPSUM WALL BOARD - 2X4 @ 16" O.C. STUD FRAMING - 1/2" GYPSUM WALL BOARD (USE M.R. AT BATHROOM SIDE)
	WALL TYPE 3: NEW INTERIOR PARTITION - 1/2" GYPSUM WALL BOARD - 2X6 @ 16" O.C. STUD FRAMING - 1/2" GYPSUM WALL BOARD (USE M.R. AT BATHROOM SIDE)



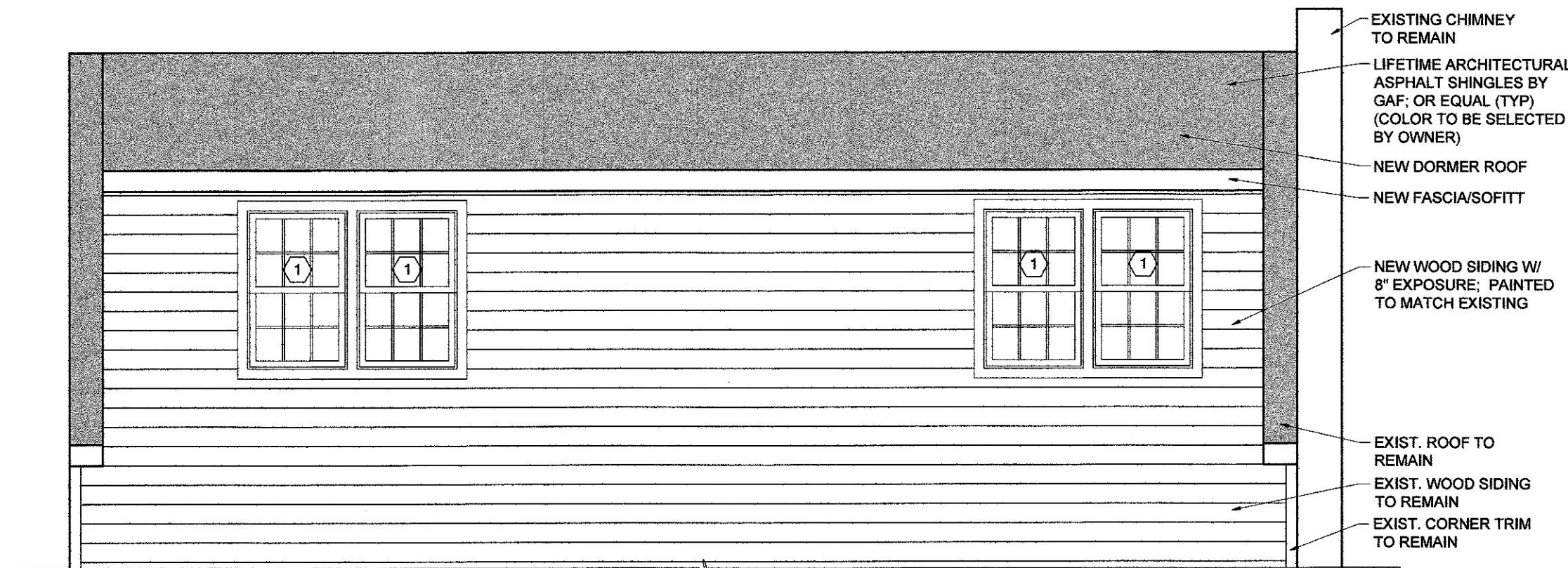
1 Proposed Second Floor Plan
A1.1 Scale: 1/4" = 1'-0"



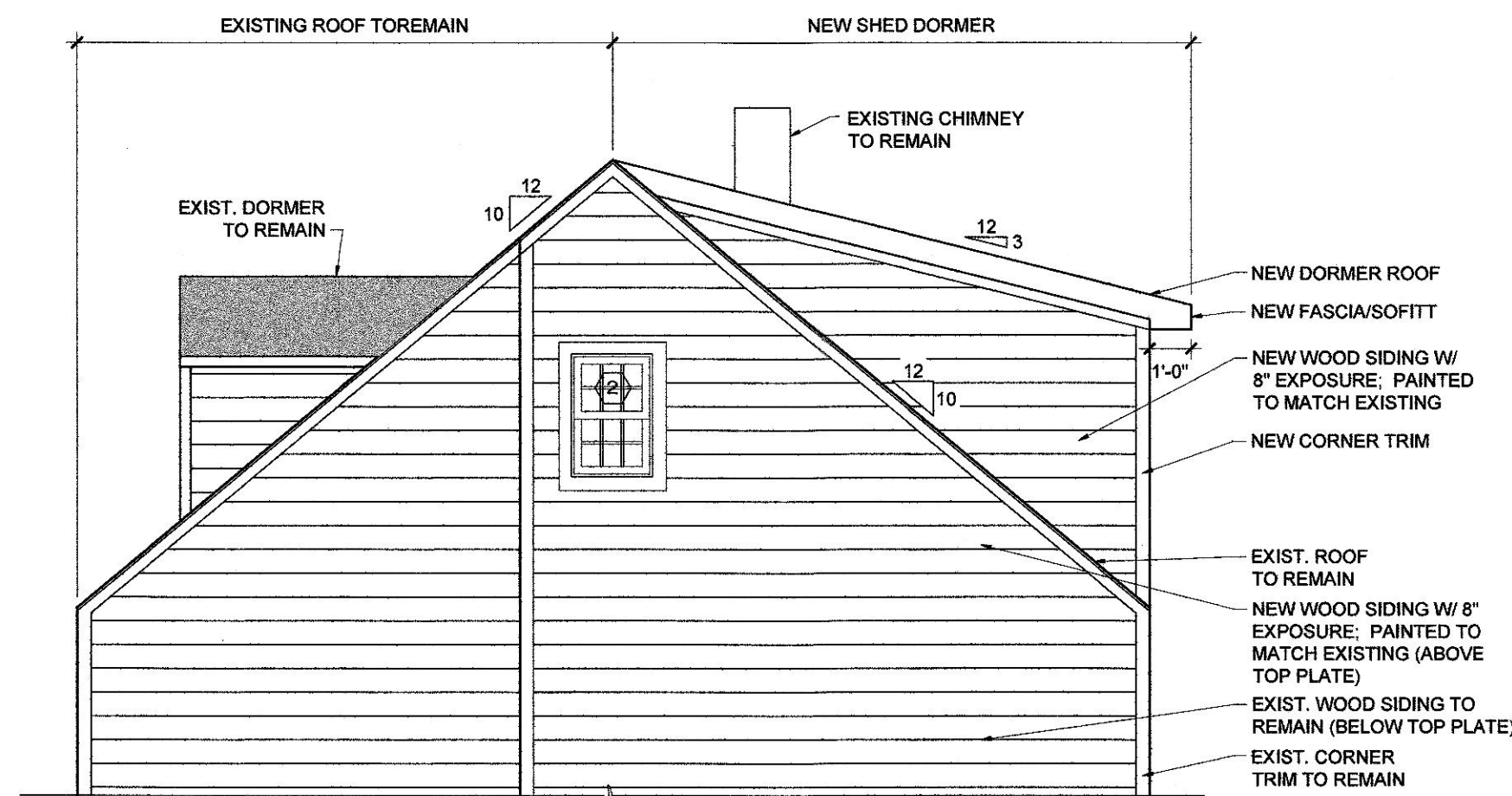
2 Proposed Second Floor Plan
A1.1 Scale: 1/4" = 1'-0"



3 Proposed North Facing Side Elevation
A1.1 Scale: 1/4" = 1'-0"

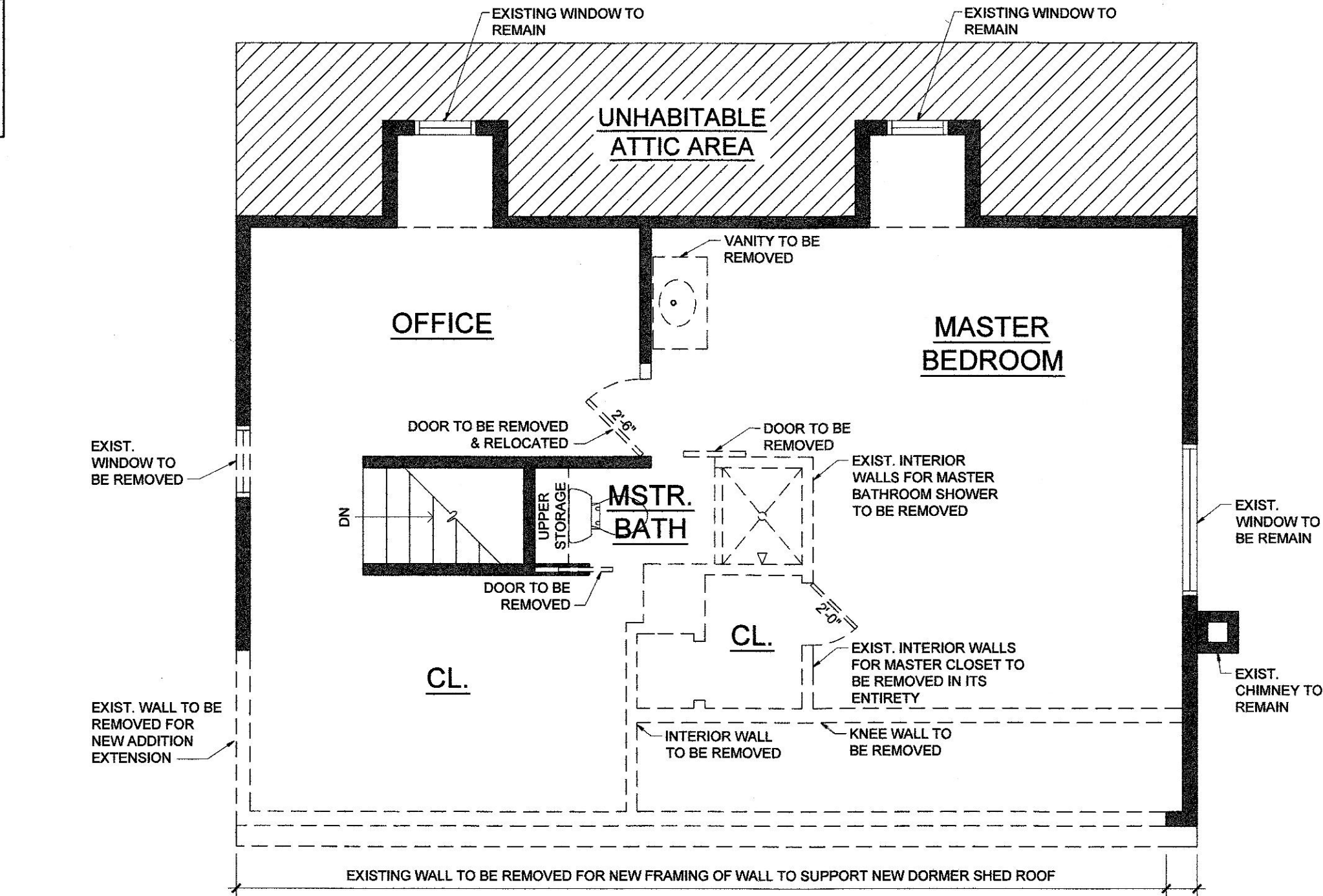


4 Proposed West Facing Rear Elevation
A1.1 Scale: 1/4" = 1'-0"

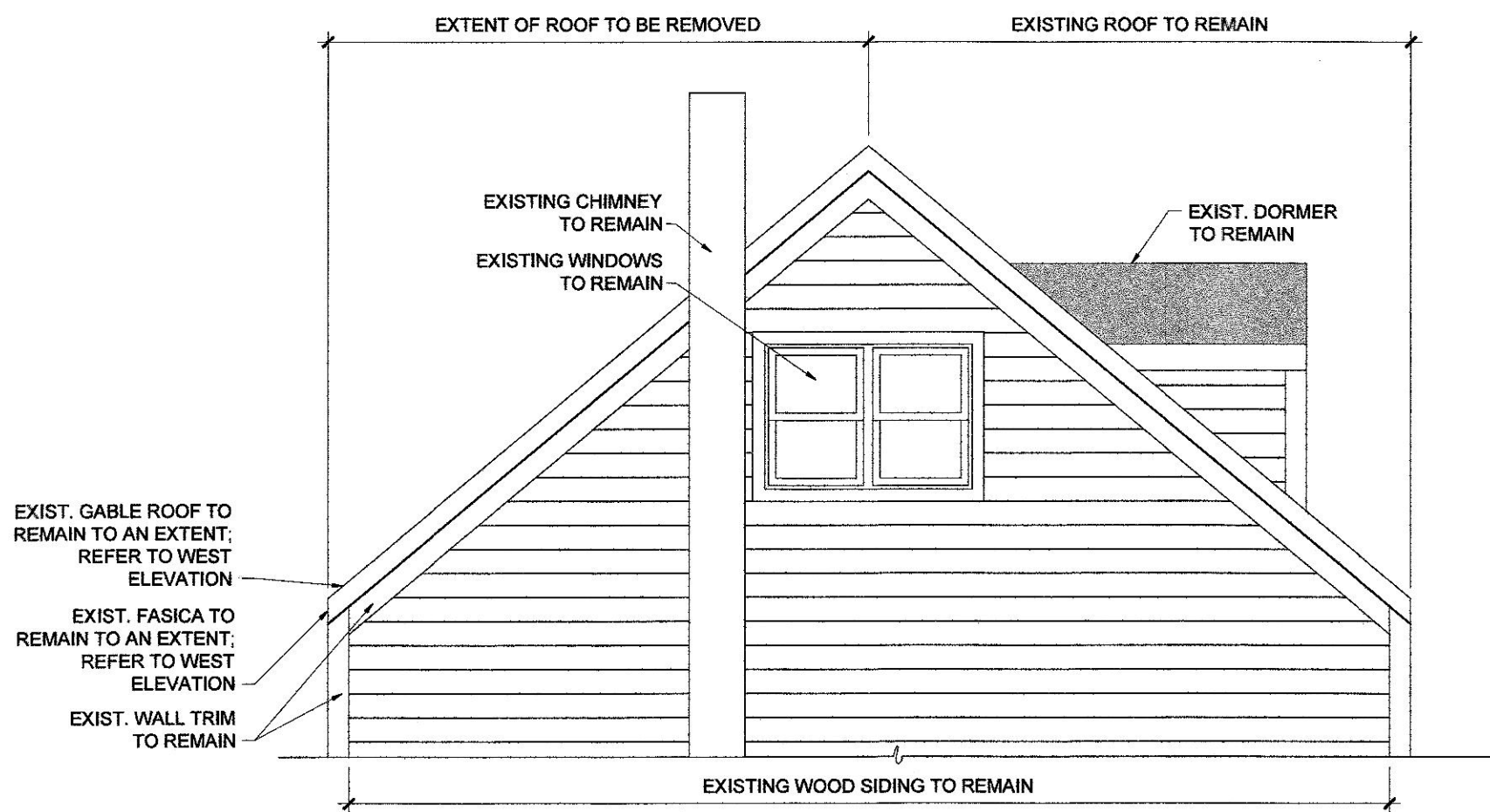


5 Proposed South Facing Side Elevation
A1.1 Scale: 1/4" = 1'-0"

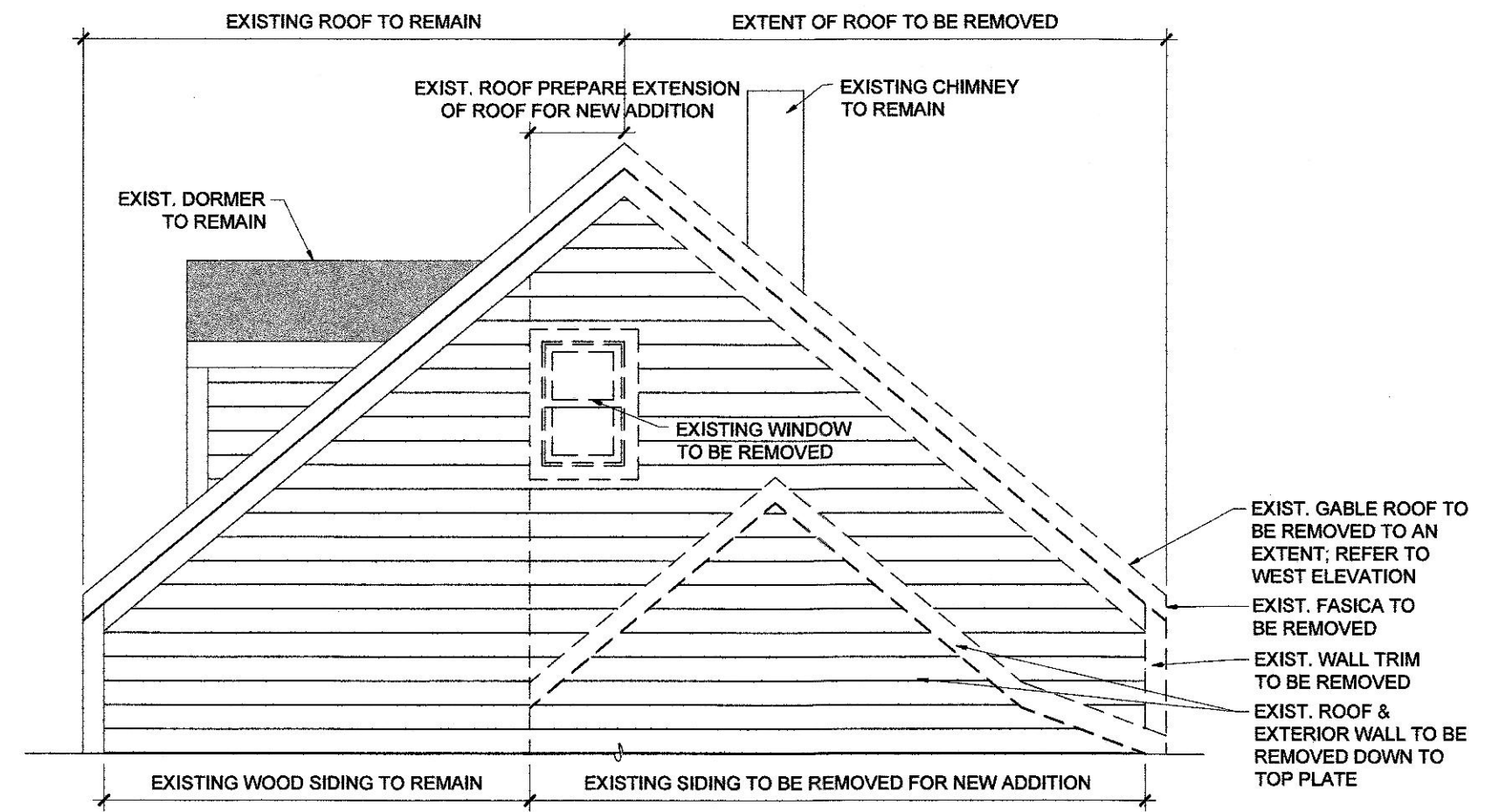
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



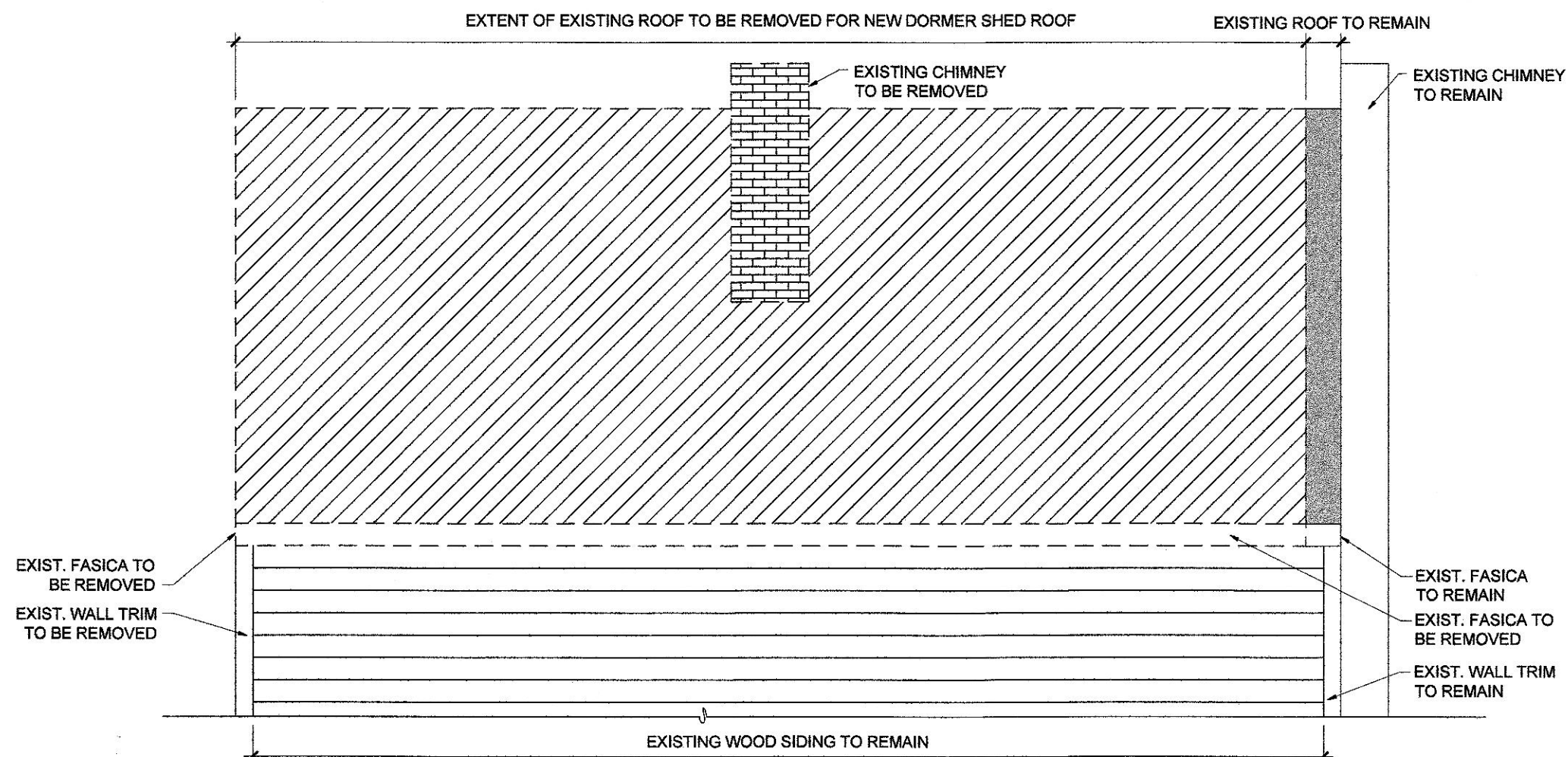
1
D1.1 Second Floor Existing & Proposed Demolition/Removal Plan
Scale: 1/4" = 1'-0"



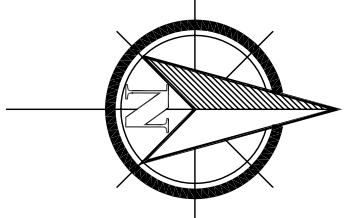
2
D1.1 Existing Demolition Removal Elevation (North)
Scale: 1/4" = 1'-0"



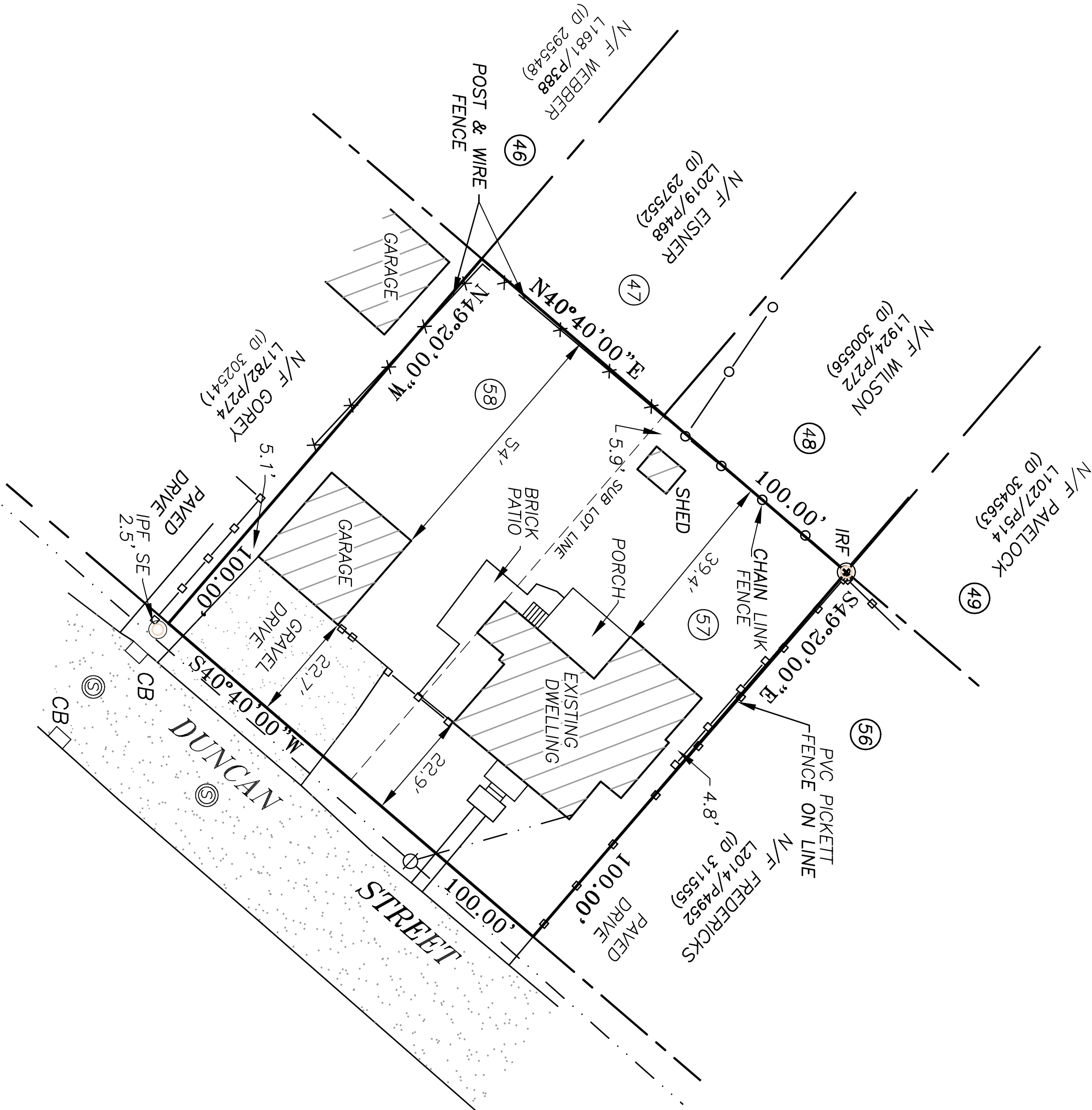
3
D1.1 Existing Demolition Removal Elevation (South)
Scale: 1/4" = 1'-0"



4
D1.1 Existing Demolition Removal Elevation (West)
Scale: 1/4" = 1'-0"



- LEGEND
- IRF/IPF IRF/IPF IRON PIPE/ROD FOUND
 - UTILITY LINE AND POLE
 - - - ADJOINING PROPERTY LINE
 - ⊙ SEWER MANHOLE
 - CB CATCH BASIN



NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD JUNE 2020

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

GUARANTEES OR CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID GUARANTEES OR CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

REFERENCES:

- L2017/P2631
- PROSPECT SQUARE SUB MAP 266
- FILED 1/11/1873

CERTIFY TO:

- JUSTIN PURTLE
- REAL PROPERTY ABSTRACT & TITLE SERVICES, LLC
- WFG NATIONAL TITLE INSURANCE COMPANY
- JP MORGAN CHASE BANK, N.A., its successors and/or assigns

LAND AREA

10,000.00 SF+/-

SURVEY FOR

JUSTIN PURTLE

CITY OF BEACON

DUTCHESS COUNTY, NEW YORK

PROJECT TITLE

STEVEN J. GREEN PLS

LICENSE NO. 060565

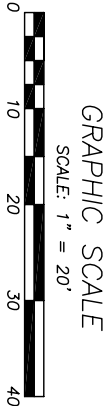
P.O. BOX 534, GOSHEN, NY 10924

(845) 978-1672

STEVEN J GREEN PLS LICENSE 060565 DATE

UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

SCALE	PROJECT	CAD REFERENCE
1" = 20'	9 DUNCAN ST	120-044
PARCEL ID	DATE:	DWG.NO
308549	6/17/2020	1 of 1



ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Justin Purtle

ADDRESS: 9 Duncan Street

Beacon, New York 12508

TELEPHONE: 203-770-9452

E-MAIL: jupurtle@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Jason Lichwick Architecture PLLC

ADDRESS: 387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

TELEPHONE: 845-284-6344

E-MAIL: jason@JLArchitectureNY.com

PROPERTY LOCATION: 9 Duncan Street

ZONING DISTRICT: R1-5

TAX MAP DESIGNATION: SECTION 6054

BLOCK 47 LOT 308549

Section of Zoning Code appealed from or Interpretation desired:

Section 223-10 Nonconforming uses and structures

Subsection E Nonconformity other than Use

Reason supporting request:

Area variance to remove the rear portion of the existing roof on the second floor and construct a shed dormer.

Add an addition to the second floor over the existing kitchen. The proposed work is within the existing footprint of the house and we are not increasing the existing height of the the residence. Existing height is +/-21'-0"

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

Proposed Site Plan, Survey, Construction Documents

Date: 4/21/2023

Justin Purtle
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: Justin Purtle

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:

Applicant Address: 9 Duncan Street, Beacon, NY 12508

Project Address: 9 Duncan Street, Beacon, NY 12508

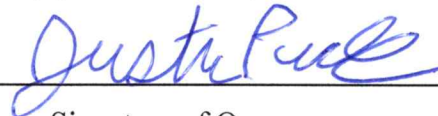
Project Tax Grid # 6054-47-308549

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

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



Signature of Owner

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 A

Name of Applicant: Justin Purtle

Address of Applicant: 9 Duncan Street, Beacon, NY 12508

Telephone Contact Information: 203-770-9452

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.
Justin Purtle	9 Duncan Street Beacon, NY 12508	203-770-9452	7/6/2020 by purchase	7/9/2020 City of Beacon

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

(Print) Justin Purtle

(Signature) 