



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**February 19, 2025
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet at 7:00 p.m., in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of the January 22, 2025, minutes

Regular Meeting

1. Review and hold public hearing on application submitted by Lendita Mavraj, 6 Cliff Street, Tax Grid No. 30-5954-27-799935, in the T Zoning District, to allow the primary building on the property to be converted from a one-family residence to a two-family residence, which requires relief from the following: Section 223-17.D. to allow for a minimum lot area per dwelling unit of 1,631 sq ft (2,500 sq ft required). And, to allow the construction of an addition and deck to the primary building, which requires relief from the following: Section 223-17.D. to allow for a 6 ft rear yard setback (20 ft required).

Miscellaneous Business

1. Consider a request for a six (6) month extension of a variance approval previously granted for property at 11 Highland Place (Tax Grid No. 6054-31-327768), submitted by Jodi McCredo.

City of Beacon Zoning Board of Appeals Agenda
02/19/2025

Title:

Review and hold public hearing on application submitted by Lendita Mavraj, 6 Cliff Street, Tax Grid No. 30-5954-27-799935, in the T Zoning District, to allow the primary building on the property to be converted from a one-family residence to a two-family residence, which requires relief from the following: Section 223-17.D. to allow for a minimum lot area per dwelling unit of 1,631 sq ft (2,500 sq ft required). And, to allow the construction of an addition and deck to the primary building, which requires relief from the following: Section 223-17.D. to allow for a 6 ft rear yard setback (20 ft required).

ATTACHMENTS

[6 Cliff ZBA 2.19.25 app.pdf](#)

[6 Cliff ZBA 2.19.25 site plan.pdf](#)

[6 Cliff St denial ltr 1.30.25.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Lendita Mavraj

ADDRESS: 59 River Glen Road

Wallkill, NY 12589

TELEPHONE: 646 552 4060

E-MAIL: _____

APPLICANT (if not owner): DAVID FREEMAN
ARCHITECT

ADDRESS: 26 SHELTON DRIVE
POUGHKEEPSIE, NY 12603

TELEPHONE: _____

E-MAIL: DAVID@DFARCHT.COM

PRESENTED BY: ARCHITECT

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 6 CLIFF ST

ZONING DISTRICT: T

LOCAL MAP DESIGNATION: SECTION 5154

BLOCK 27 LOT 799935

Section of Zoning Code appealed from or Interpretation desired:

223-17 DIMENSION REGULATION - LOT SIZE PER DWELLING UNIT

223-17 REAR YARD SET BACK

Reason supporting request:

CONVERSION OF EXISTING SINGLE FAMILY TO TWO FAMILY.

ADDITION TO REAR OF BUILDING & SECOND FLOOR

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

SITE PLAN, SURVEY, BUILDING PLANS

Date: 1/9/2025

Signature: _____

DocuSigned by:

Lendita Mavraj

Owner's Signature

Fee Schedule

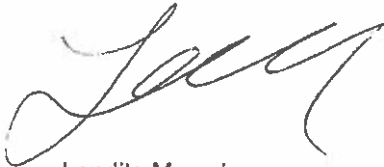
AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
SCROW FEE:	\$1000
INSPECTION:	\$50

Applicant's Signature

January 27, 2025

We, the owners of 6 Cliff Street in the City of Beacon, authorize David Freeman RA to represent our interests and act as our agent to the City of Beacon in applying for Variances for the property to the Zoning Board of Appeals.

Regards,

A handwritten signature in black ink, appearing to read 'Lendita', written in a cursive style.

Lendita Mavraj

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Lendita Mavraj

Property Owner: _____

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:

12 DAVIS STREET, 197-199 MAIN ST, 206-208 MAIN ST, 1166 NORTH AVE

Applicant Address: 59 RIVER GLEN ROAD, WALLKILL, NY 12589

Project Address: 6 CLIFF STREET, BEACON , NY 12508

Project Tax Grid # 130200-5954-27-799935

Type of Application RESIDENTIAL, ADDITION TO EXISTING BUILDING

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, Lendita Mavraj, 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 NO _____
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 NO _____

DocuSigned by:

Lendita Mavraj

827A238F6G4F499...

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

X

YES

✓

✓

Initial

MP

KLM

KLM

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: Lendita Mavraj
 Address of Applicant: 59 RIVER GLEN ROAD, WALLKILL, NY 12589
 Telephone Contact Information: 646 552 4060

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.

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

(Print) Lendita Mavraj

(Signature) 

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

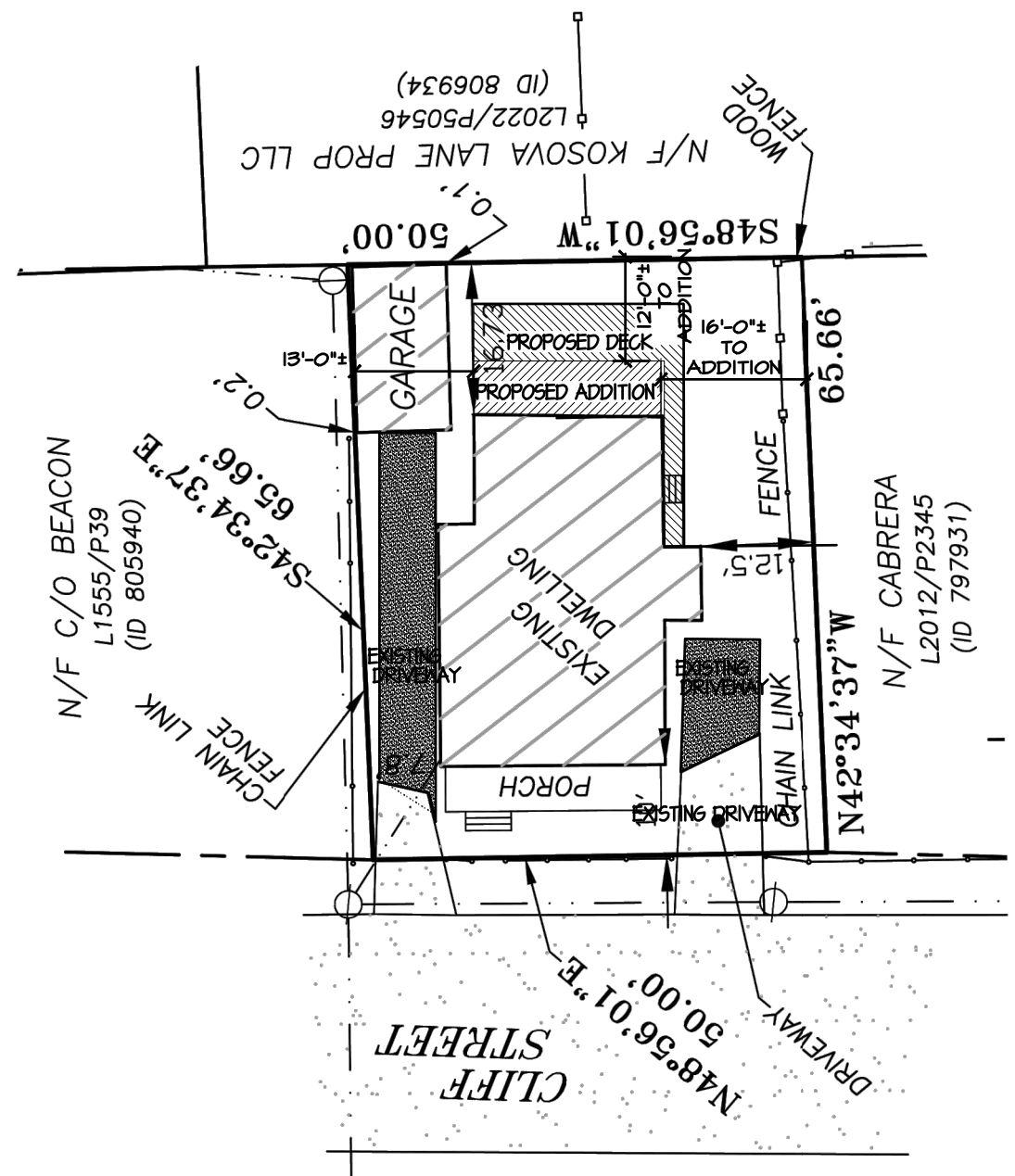
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: TWO FAMILY CONVERSION FOR PROJECT			
Project Location (describe, and attach a location map): 6 CLIFF STREET			
Brief Description of Proposed Action: TWO FAMILY CONVERSION FROM SINGLE FAMILY WITH SECOND FLOOR ADDITION TO REAR PORTION OF HOME			
Name of Applicant or Sponsor: Lendita Mavraj / DAVID FREEMAN ARCHITECT		Telephone: 6465524060 E-Mail: mconstructionny@gmail.com	
Address: 59 RIVER GLEN ROAD			
City/PO: WALLKILL		State: NY	Zip Code: 12589
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 government Agency? If Yes, list agency(s) name and permit or approval: AREA VARIANCE + REAR YARD BUILDING PERMIT			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			.075 acres 0 acres .075 acres
4. Check all land uses that occur on, are adjoining or 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? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☐	YES ☐ ☒ ☒	
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 project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
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? 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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

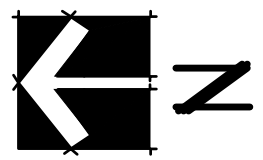
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or 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 plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <u>NO ADDITIONAL DISCHARGE</u>	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>DAVID FREEMAN R.A.</u> Date: <u>12/16/24</u>		
Signature: <u>[Signature]</u> Title: <u>ARCHITECT</u>		



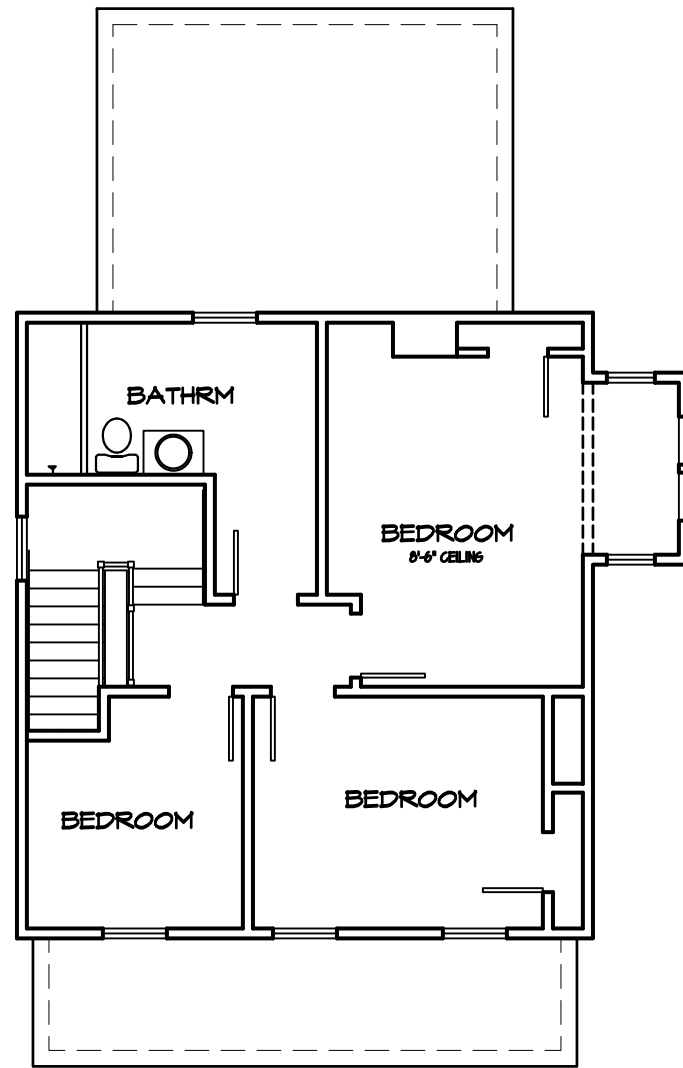
① SITE PLAN
SCALE: 1/20" = 1'-0"
THIS DRAWINGS IS INTENDED FOR ZONING APPLICATION PURPOSES ONLY
SURVEY TAKEN FROM SURVEY PREPARED BY STEVEN J. GREEN PLS

**PROPOSED TWO FAMILY CONVERSION AND ADDITION
FOR
MAYRAJ PROEJCT**
6 CLIFF STREET
CITY OF BEACON, NEW YORK

ZONING			
TAX MAP# 130200-5954-27-799935-0000			
ZONE T			
USE - TWO FAMILY - PERMITTED			
	REQUIRED	EXISTING	ACTION
MIN LOT AREA	5000SF	3262 SF	EXISTING NON CONFORMING
MIN LOT AREA PER DWELLING UNIT	2500 SF (ZONE RI-5 1/2 SIZE) EA. DWELLING UNIT	1631 SF EA. DWELLING UNIT	VARIANCE REQUIRED
SETBACK REQUIREMENTS			
LOT WIDTH	50'	50'	
LOT DEPTH	100'	65.66'	EXISTING NON CONFORMING
FRONT	10'	10'	CONFORMS
SIDE 1	10'	13.0'	CONFORMS
SIDE 2	10'	13.0'	CONFORMS
REAR	20'	12.0' (ADDITION) 6.0' (DECK)	VARIANCE REQUIRED
LOT COVERAGE	MAX. 40%	32%	CONFORMS

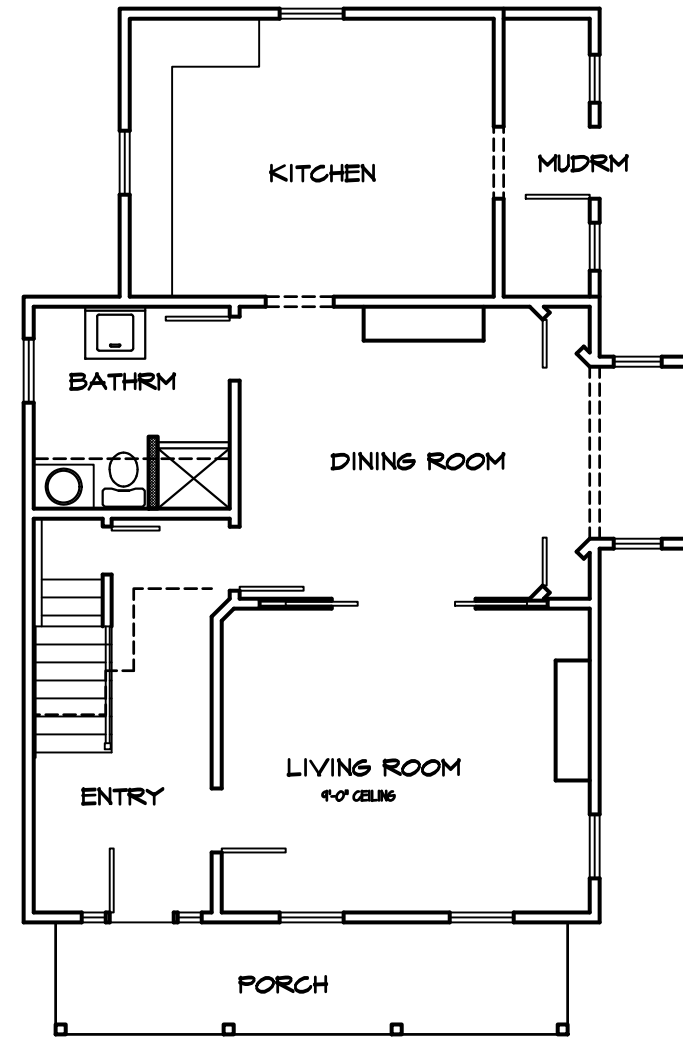


**D. FREEMAN
ARCHITECT**
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com



EXISTING SECOND FLOOR PLAN

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



EXISTING FIRST FLOOR PLAN

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



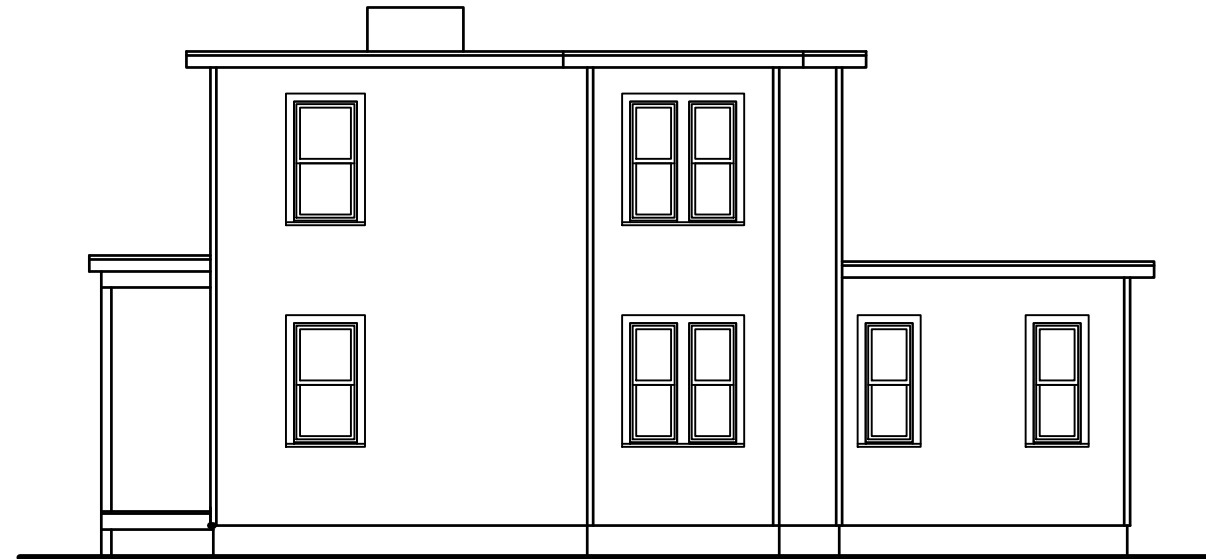
PROPOSED TWO FAMILY CONVERSION AND ADDITION FOR MAYRAJ PROEJCT

6 CLIFF STREET
CITY OF BEACON, NEW YORK

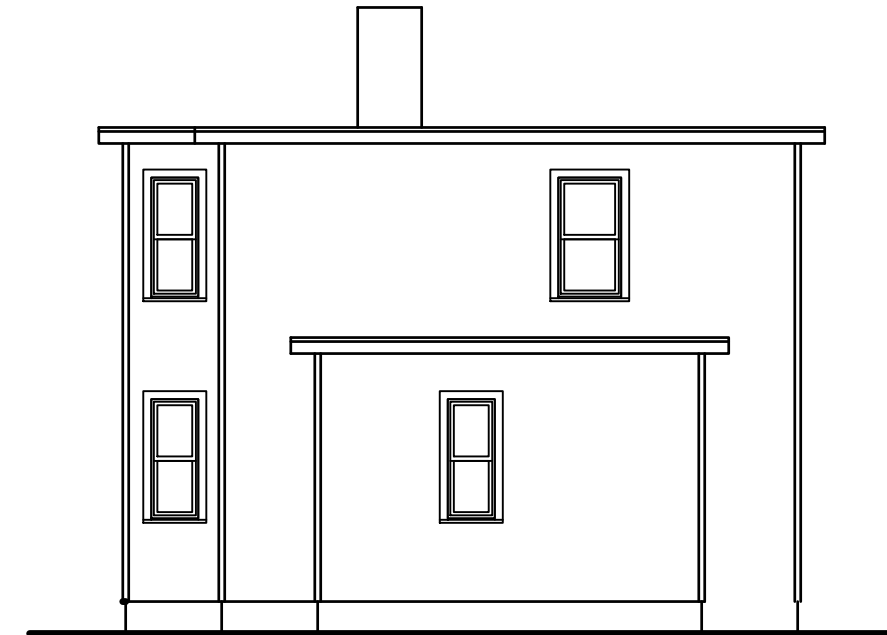
**D. FREEMAN
ARCHITECT**

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com

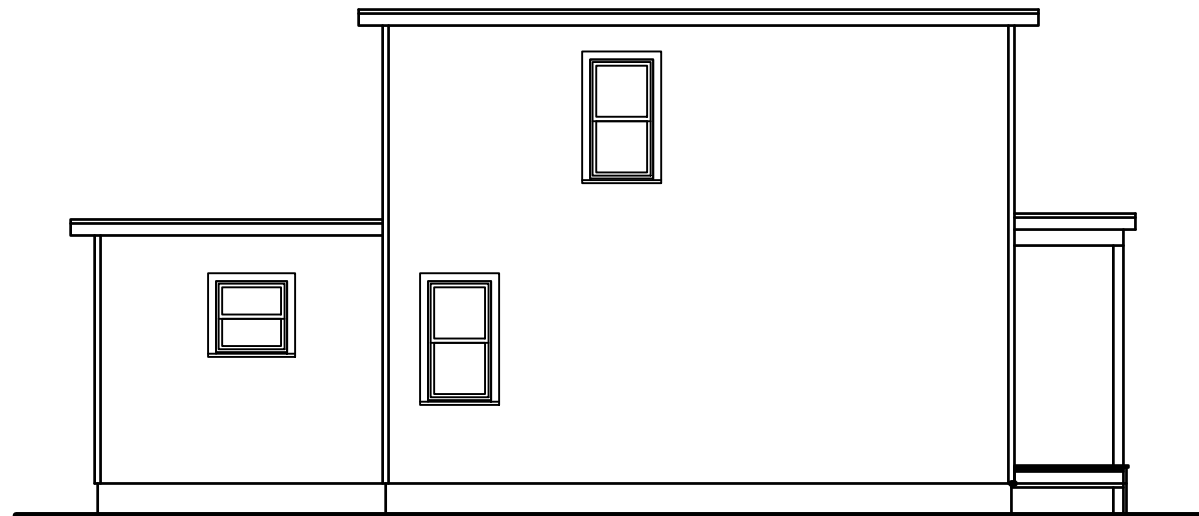
JANUARY 21, 2025



EXISTING SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



EXISTING REAR ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



EXISTING SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

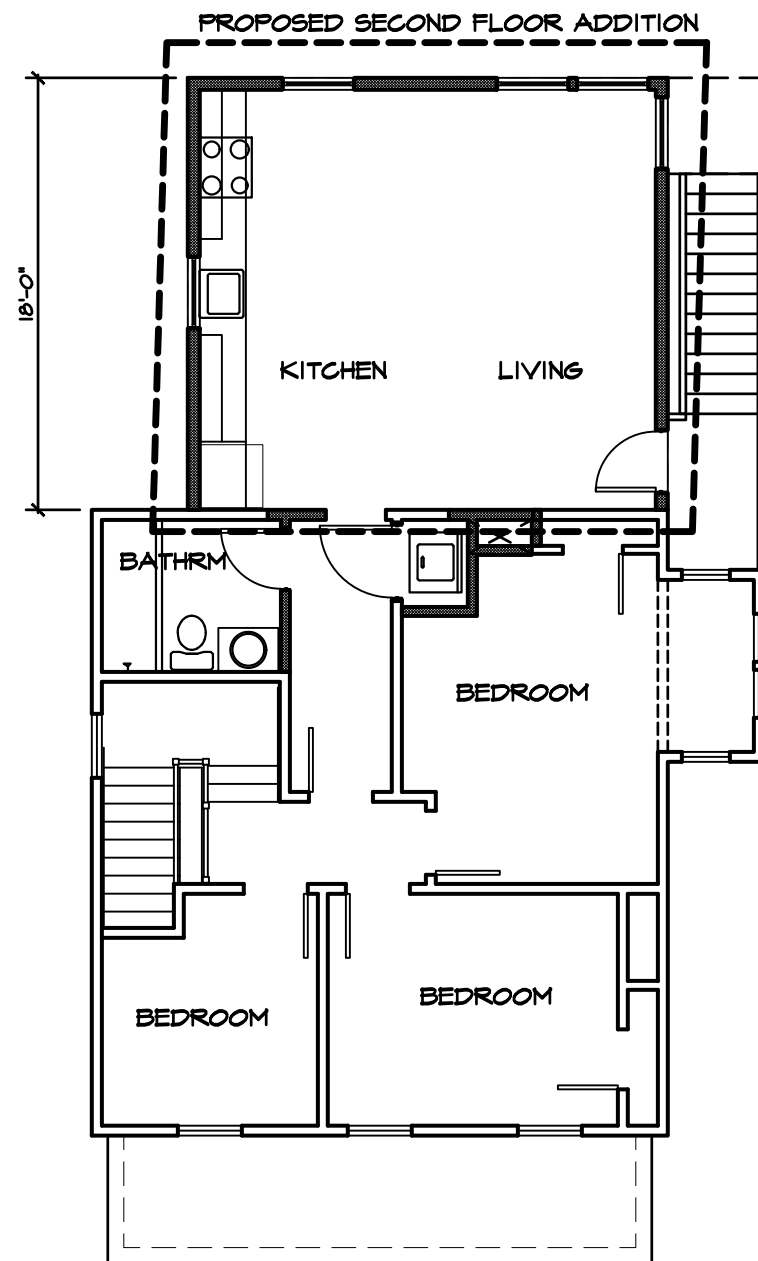
**PROPOSED TWO FAMILY CONVERSION AND ADDITION
FOR
MAYRAJ PROEJCT**

6 CLIFF STREET
CITY OF BEACON, NEW YORK

**D. FREEMAN
ARCHITECT**

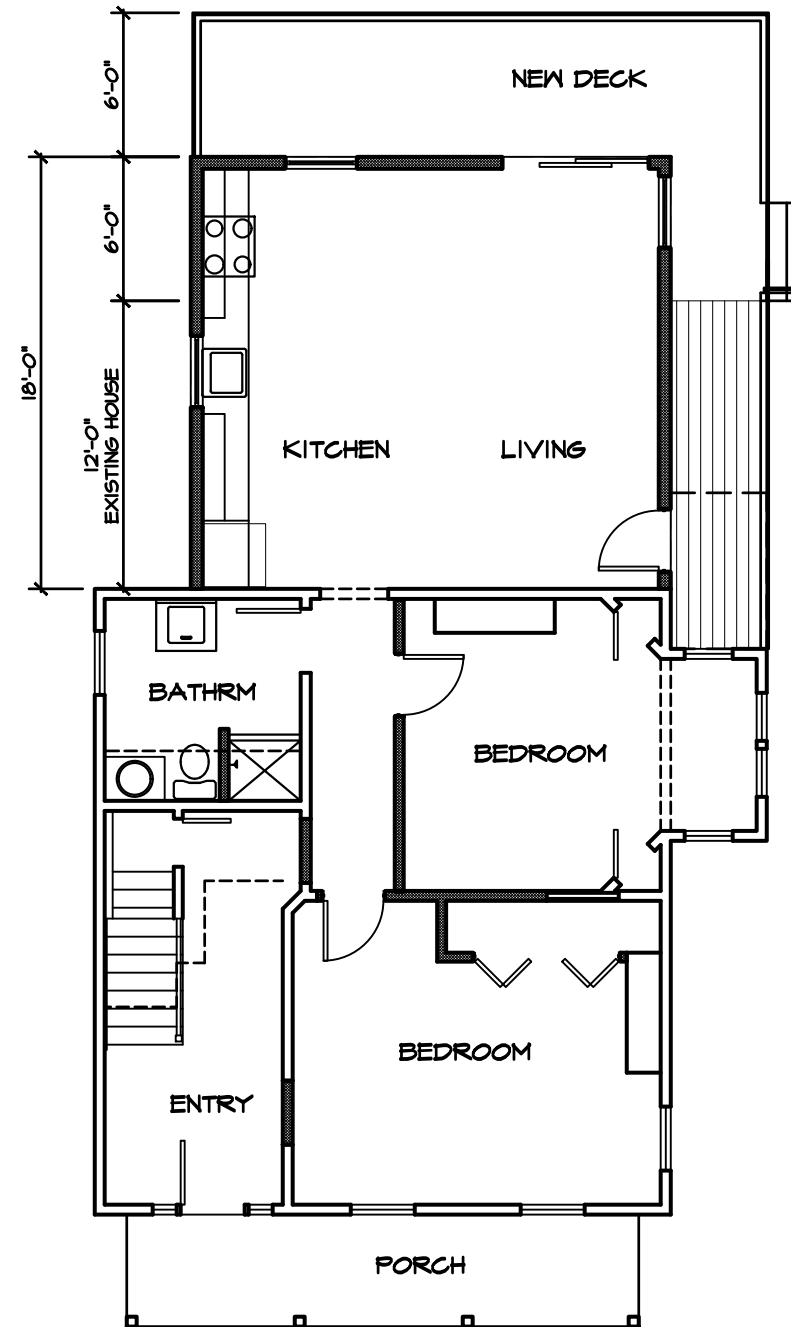
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
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email david@dfarcht.com

JANUARY 27, 2025



PROPOSED SECOND FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

PROPOSED TWO FAMILY CONVERSION AND ADDITION FOR MAYRAJ PROEJCT

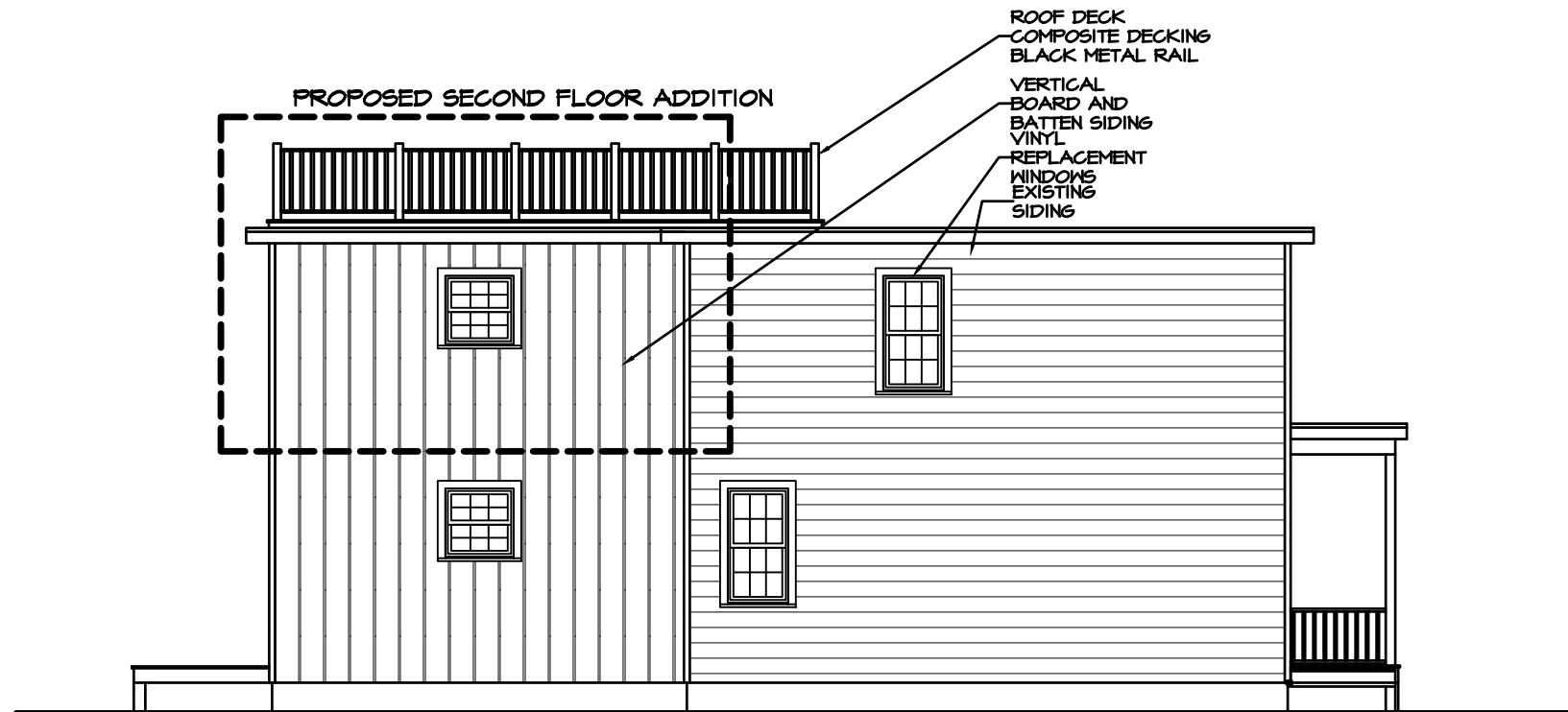
6 CLIFF STREET
CITY OF BEACON, NEW YORK



**D. FREEMAN
ARCHITECT**

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
email david@dfarcht.com

JANUARY 27, 2025



PROPOSED SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

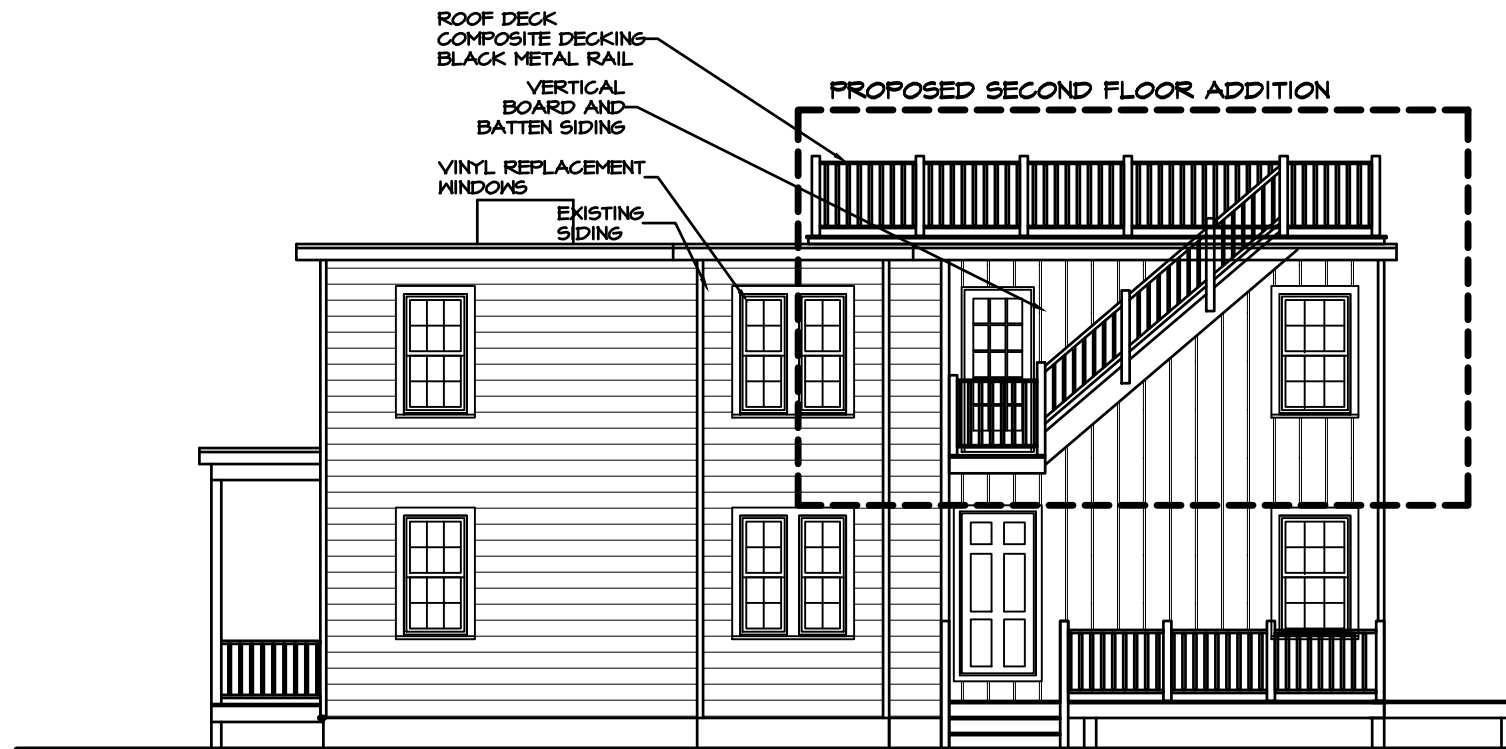
**PROPOSED TWO FAMILY CONVERSION AND ADDITION
FOR
MAYRAJ PROEJCT**

6 CLIFF STREET
CITY OF BEACON, NEW YORK

**D. FREEMAN
ARCHITECT**

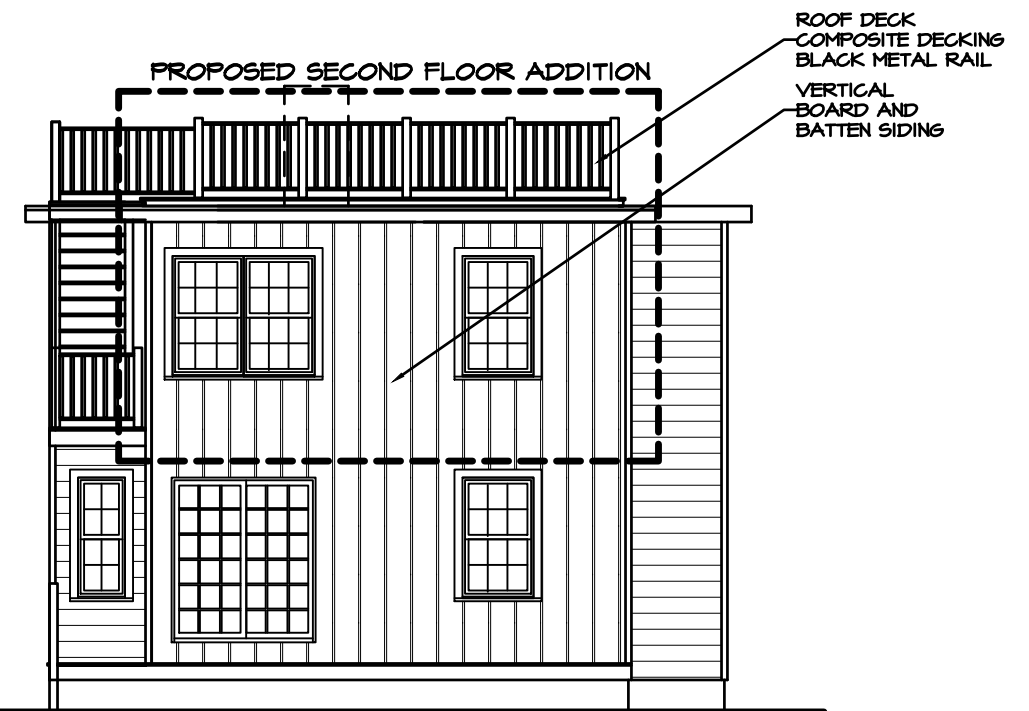
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JANUARY 27, 2025



PROPOSED SIDE ELEVATION (SOUTH)

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



PROPOSED REAR ELEVATION (EAST)

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

**PROPOSED TWO FAMILY CONVERSION AND ADDITION
FOR
MAYRAJ PROEJCT**

6 CLIFF STREET
CITY OF BEACON, NEW YORK

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JANUARY 27, 2025



CITY OF BEACON

BUILDING DEPARTMENT

1 Municipal Plaza, Beacon, NY, 12508
 Ph: (845) 838-5021 | Fax: (845) 838-5026
 Email: cwirthmann@beaconny.gov

January 30, 2025

Lendita Mavraj
 as Property Owner
 59 River Glen Road
 Wallkill, NY 12589

David Freeman Architect
 as Applicant
 26 Sheldon Drive
 Poughkeepsie, NY 12603

To Whom It May Concern:

I have received your application to convert the use of the primary structure on the property from a one-family residence to a two-family residence as well as construct an addition and deck on the property located at 6 Cliff St (Grid # 5954-27-799935) which is in the T Zoning District.

A two-family residence is a permitted use in the T Zoning District but is required to have a minimum lot area per dwelling unit of 2500 square feet. This application is being denied in part at this time due to the proposed dwelling units not having the required minimum lot area per dwelling unit available.

Chapter 223. Zoning

Article III. General Regulations

§ 223-17. Schedule of Regulations.

D. Schedule of Dimensional Regulations

Required minimum lot area per dwelling unit 2500 square feet

Proposed minimum lot area per dwelling unit 1631 square feet

The requested variance is 869 square feet per dwelling unit.

Additionally, the construction of the addition and deck to the primary building are allowed in the T Zoning District but are required to meet the district regulations for yard setbacks. This application is being denied in part at this time due to the proposed addition and deck construction not complying with the required rear yard setback.

Chapter 223. Zoning

Article III. General Regulations

§ 223-17. Schedule of Regulations

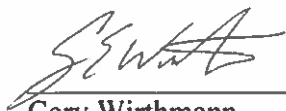
D. Schedule of Dimensional Regulations

Required rear yard setback 20'

Proposed rear yard setback 6'
The requested variance is 14'

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cory Wirthmann', is written over a horizontal line.

Cory Wirthmann
Deputy Building Inspector

City of Beacon Zoning Board of Appeals Agenda
02/19/2025

Title:

Consider a request for a six (6) month extension of a variance approval previously granted for property at 11 Highland Place (Tax Grid No. 6054-31-327768), submitted by Jodi McCredo.

ATTACHMENTS

[11 Highland ZBA 2.19.25 ext request.pdf](#)

To the Zoning Board of Appeals,

I am writing to request an extension to the driveway variance dated July 2024 for 11 Highland Place, Parcel ID# 6054- 31-327768.

As you may remember, the variance that passed was different from the variance that we requested, and the layout for the driveway that the zoning board agreed to is more expensive to construct than the one that we had additionally requested.

In addition to that, I had put \$1,000 into an escrow account for this variance and I had expected to get at least some of that money back at the end of the process to help pay for the driveway. Instead of getting money back, I was told that I owed an additional \$560.21 on top of what I had already paid. According to the law firm, this is due to an additional \$725 in charges that accrued due to the decision to postpone the vote to a meeting where more members would be present.

I have asked the law firm for more information regarding these additional charges, both because the lawyer at the meeting said she didn't know if postponing would end up costing any more which was my initial concern, and also because the law firm is charging more in preparation fees for the second meeting than they did for the first meeting even though nothing changed between the two, and that makes no sense to me. The law firm has still not provided an explanation for this, despite my repeated requests.

Due to all of this, we have been unable to begin work on the new driveway, and I understand that the variance will expire early next month. I am therefore requesting an extension for this variance so that we can hopefully get this all sorted out.

Thank you,

Jodi McCredo
Jodi McCredo