



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

April 15, 2025

7:00 PM

Zoning Board of Appeals Agenda

****THE APPLICATION BEFORE THE BOARD HAS BEEN ADJOURNED AND NO NEW APPLICATIONS WERE RECEIVED. AS SUCH THE SCHEDULED APRIL 15th ZONING BOARD MEETING HAS BEEN CANCELLED**** The next Zoning Board meeting is scheduled to take place on Tuesday, May 20, 2025, at 7:00 p.m.

Approval of the March 11, 2025, minutes

Regular Meeting

1. *****THIS APPLICATION HAS BEEN ADJOURNED TO THE MAY 20th AGENDA AT THE REQUEST OF THE APPLICANT***** - Continue review and public hearing on the application submitted by Lendita Mavraj, 6 Cliff Street, Tax Grid No. 30-5954-27-799935-00, 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: a) 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: b) Section 223.17.D. to allow for a 6 ft rear yard setback (20 ft required).

City of Beacon Zoning Board of Appeals Agenda
04/15/2025

Title:

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ATTACHMENTS

[6 Cliff ZBA 4.15.25 Request for Adjournment \(6384998.2\).pdf](#)



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March 24, 2025

VIA FEDERAL EXPRESS AND EMAIL

Hon. Jordan Haug
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Area Variances
Request for Adjournment to the ZBA's May 20, 2025 Meeting Agenda
Premises: 6 Cliff Street, Beacon, New York 12508

Dear Chairman Haug and Members of the Zoning Board of Appeals:

As you may know, we were recently retained by and are writing on behalf of Lendita Mavraj (the "Applicant"), the owner of the above-referenced Premises, in connection with the Applicant's request for area variance relief pertaining to the minimum lot area per dwelling unit for the existing non-conforming lot, and for the rear yard setback (the "Application") in connection with a proposed addition to the existing primary residential structure on the Premises (the "Project"). We respectfully request that the Zoning Board of Appeals ("ZBA") adjourn the above-captioned matter that is currently scheduled for continued review at this Board's April 15, 2025 meeting Agenda, and that it be placed on this Board's May 20, 2025 meeting Agenda for continued review.

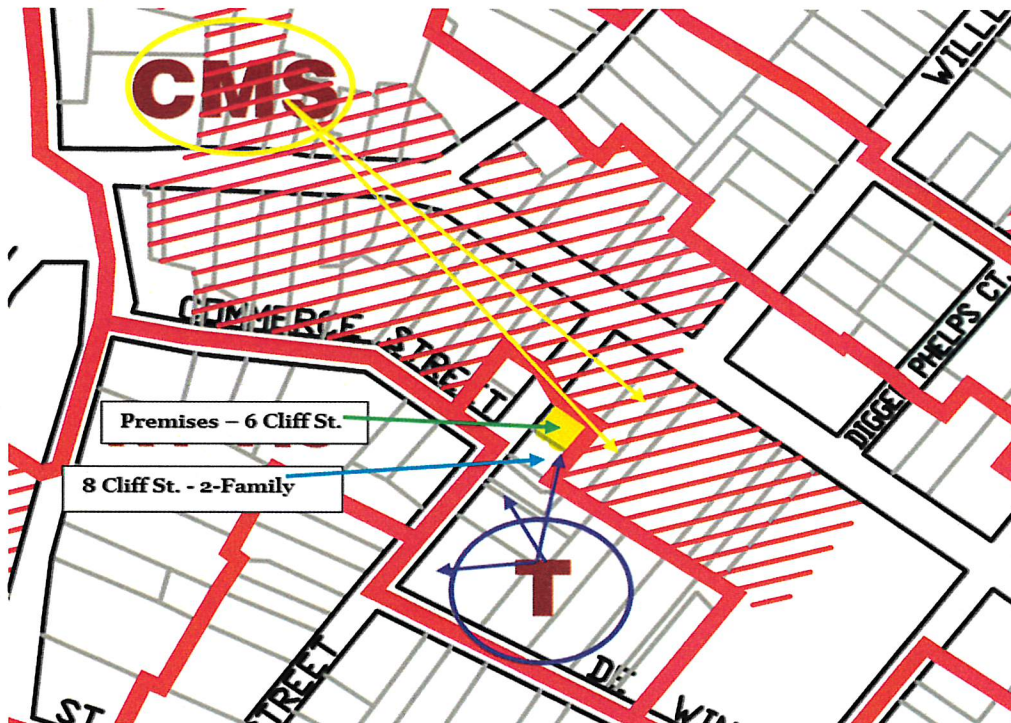
Having recently appeared before the ZBA at its February 19 and March 18, 2025 meeting Agendas to discuss the Project, the Applicant is working with its team to update and improve the Application and to provide additional information in support of the Applicant's request and to further respond to and reflect comments from the ZBA and from the abutting property owner at 8 Cliff Street.

Notably, 8 Cliff Street, which shares a nearly identical lot size as the Premises (.06+/- acres, as per Dutchess Parcel Access), is improved by a two (2)-family residence, much like the request involved in the instant Application.¹ As will be more fully detailed in the Applicant's forthcoming submission to this Board, in addition to the two (2)-family residence immediately abutting the Premises' southwesterly lot line, due to a slight jog in the City of Beacon Zoning Map as shown in the **Image 1** below, the lots immediately abutting the Premises to the north and east/southeast

¹ Note: In fact, Dutchess Parcel Access shows that the Applicant's Premises is slightly *larger* than the two (2)-family residence at 8 Cliff Street.

(which is the Applicant's rear lot boundary) are presently classified in the City's Central Main Street ("CMS") Zoning District.

Image 1 – Excerpt of City of Beacon Zoning Map – T District Abutting CMS District:



As **Image 1** highlights above, and as this Board is aware, in the abutting CMS District, a three (3) story building, with the potential for a stepped back fourth story, can be constructed right up to the rear lot lines of the Premises. Accordingly, the Applicant appreciates this opportunity to provide additional supporting information and to working with its professionals on its site plan to further assist the ZBA in its consideration of granting the requested area variance relief in its entirety.

The Applicant looks forward to appearing at this Board's regular meeting Agenda on May 20, 2025 to present additional information in support of its Application. In the meantime, please do not hesitate to contact us with any questions regarding the Application. Thank you in advance for your consideration of this adjournment request.

Very truly yours,

Taylor M. Palmer
cc: Lendita Mavraj