



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

May 20, 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 March 18, 2025, minutes

Regular Meeting

1. Continue review and public hearing on 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 1,641.5 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 10.7 ft rear yard setback (20 ft required). And, due to the proposed addition and deck construction, to allow the building coverage to exceed the maximum percentage permitted, which requires relief from the following: c) Section 223-17.D. to allow for 44.5% building coverage (40% maximum).

City of Beacon Zoning Board of Appeals Agenda
05/20/2025

Title:

Continue review and public hearing on 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 1,641.5 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 10.7 ft rear yard setback (20 ft required). And, due to the proposed addition and deck construction, to allow the building coverage to exceed the maximum percentage permitted, which requires relief from the following: c) Section 223-17.D. to allow for 44.5% building coverage (40% maximum).

ATTACHMENTS

[6 Cliff St denial ltr amended 5.7.2025.pdf](#)

[6 Cliff ZBA 5.20.25 AMENDED Supplemental Submission \(6435534.1\).pdf](#)



CITY OF BEACON

BUILDING DEPARTMENT

I Municipal Plaza, Beacon, NY, 12508

Ph: (845) 838-5021 | Fax: (845) 838-5026

Email: bmurphy@beaconny.gov

May 9, 2025

Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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 requires a minimum lot area per dwelling unit of 2500 square feet. This application is being denied in part at this time because the proposed dwelling units do not have the required minimum lot area per dwelling unit available.

Chapter 223. Zoning

Article 111. 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 1641.5 square feet

The requested variance is 858.5 square feet per dwelling unit.

Additionally, the construction of the addition and deck to the primary building is allowed in the T Zoning District, but is 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 111. General Regulations

§ 223-17. Schedule of Regulations

D. Schedule of Dimensional Regulations

Required rear yard setback 20'

Proposed rear yard setback 10.7'

The requested variance is 9.3'

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

Chapter 223. Zoning

Attachment 1. The maximum percent of building coverage allowed is 40%

The proposed coverage is 44.5%,

The requested variance is 4.5%.

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 that reads "Bryan Murphy". The signature is written in a cursive, flowing style.

Bryan Murphy
Building Inspector
City of Beacon



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

May 12, 2025

**VIA ELECTRONIC MAIL
AND HAND DELIVERY**

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 for proposed Two-Family Residence
Supplemental Submission
Premises: 6 Cliff Street, Beacon, New York 12508

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

On behalf of Lendita Mavraj (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of Applicant's pending request for area variance relief (the "Application") pertaining to the minimum lot area per dwelling unit for the existing non-conforming lot, the rear yard setback distance, and the maximum percentage of building coverage, in connection with a proposed minor addition to the existing primary residential structure on the Premises (the "Project").

Please be advised that on May 9, 2025, City Building Inspector Bryan Murphy issued a revised Denial Letter for this Project (the "Updated Denial Letter"), a copy of which is included as **Exhibit A** hereto, to replace the prior Denial Letter issued by Deputy Building Inspector Cory Wirthmann. In response, and to supplement the April 29, 2025 submission to this Board, the Applicant has updated its Application to reflect the relief required for the Project that is identified in the Updated Denial Letter. See **Exhibit B** - Updated Zoning Board of Appeals Application for Appeal.

REQUESTED AREA VARIANCE RELIEF:

Pursuant to the Updated Denial Letter, three (3) area variances are required for this Project. Accordingly, the Applicant respectfully requests that the ZBA grant variance relief from the following requirements:

- City of Beacon Zoning Code § 223-17(D) and 223 Attachment 1: City of Beacon Schedule of Dimensional Regulations. Pursuant to the Schedule of Dimensional Regulations, the

required minimum lot area per dwelling unit in the T Zoning District is 2,500 square feet, where 1,641 square feet per dwelling unit is proposed, therefore a variance of 858.5 square feet per dwelling unit is requested.

- As noted in our prior submission, this represents a reduction from the previously requested variance of 869 square feet per dwelling unit.
- City of Beacon Zoning Code § 223-17(D) and 223 Attachment 1: City of Beacon Schedule of Dimensional Regulations. Pursuant to the Schedule of Dimensional Regulations, the required rear yard setback distance in the T Zoning District is 20 feet, where 10.7 feet are proposed, therefore a variance of 9.3 feet is requested.
 - As noted in our prior submission, this represents a reduction from the previously requested variance of 14 feet.
- City of Beacon Zoning Code § 223-17(D) and 223 Attachment 1: City of Beacon Schedule of Dimensional Regulations. Pursuant to the Schedule of Dimensional Regulations, the maximum percentage of building coverage permitted in the T Zoning District is 40%, where 44.5% is proposed, therefore a variance of 4.5% is requested.
 - As noted in our prior submission, this variance had not been previously identified, but this represents a *de minimis* request for relief that will not have any perceptible impact upon the Premises or on development in the surrounding area.

INDEX OF ENCLOSURES:

In support of this Application, please find enclosed seven (7) sets of the instant letter with the following materials:

Exhibit A: Updated Denial Letter, issued by City of Beacon Building Inspector Bryan Murphy, dated May 9, 2025; and

Exhibit B: Updated Zoning Board of Appeals Application for Appeal.

In further support of this Application, we respectfully submit seven (7) full-size sets of updated Site Plans, prepared by Aryeh Siegel, Architect, dated April 29, 2025 and revised May 12, 2025.

CONCLUSION:

As described in greater detail in correspondence dated April 29, 2025, it is respectfully submitted that the benefit to the Applicant if the variances are granted continues to clearly outweigh any possible detriment to the health, safety, and welfare of the neighborhood or community by such grant. Therefore, the Applicant requests that the aforementioned area variances be granted to provide relief from the City of Beacon Zoning Code to allow the Applicant to proceed with conversion of the building from a single-family dwelling to a two-family dwelling.



May 12, 2025
Page 3

We look forward to appearing at this Board's regular meeting Agenda on May 20, 2025 to present additional information in support of the Application, at which time the Applicant respectfully requests that the Board render a decision on the Application. In the meantime, should the Zoning Board of Appeals or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you for your time and consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer'. The signature is fluid and cursive, with a large initial 'T'.

Taylor M. Palmer

cc: Lendita Mavraj
Bryan Murphy, City of Beacon Building Inspector
Aryeh J. Siegel, Architect
Jessica Zalin, Esq.

Exhibit A



CITY OF BEACON

BUILDING DEPARTMENT

I Municipal Plaza, Beacon, NY, 12508

Ph: (845) 838-5021 | Fax: (845) 838-5026

Email: bmurphy@beaconny.gov

May 9, 2025

Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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 requires a minimum lot area per dwelling unit of 2500 square feet. This application is being denied in part at this time because the proposed dwelling units do not have the required minimum lot area per dwelling unit available.

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Required rear yard setback 20'

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

Chapter 223. Zoning

Attachment 1. The maximum percent of building coverage allowed is 40%

The proposed coverage is 44.5%,

The requested variance is 4.5%.

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 that reads "Bryan Murphy". The signature is written in a cursive, flowing style.

Bryan Murphy
Building Inspector
City of Beacon

Exhibit B

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Fadil Mavraj and Lendita Mavraj

ADDRESS: 59 River Glen Road, Walkill, NY 12589

TELEPHONE: 646-552-4060

E-MAIL: mconstructionny@gmail.com

APPLICANT (if not owner): Applicants are the property owners.

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Taylor Palmer, Esq., Cuddy + Feder LLP Attorneys for Applicants

ADDRESS: 445 Hamilton Avenue, 14th Floor White Plains, NY 10601

TELEPHONE: 914-761-1300

E-MAIL: tpalmer@cuddyfeder.com

PROPERTY LOCATION: 6 Cliff Street, Beacon, NY 12508

ZONING DISTRICT: T (Transitional)

TAX MAP DESIGNATION: SECTION 5954

BLOCK 27 LOT 799935

Section of Zoning Code appealed from or Interpretation desired:

Applicant requests relief from City of Beacon Zoning Code Section 223-17.D, Schedule of Dimensional Regulations, which requires a minimum lot area per dwelling unit of 2,500 square feet, where 1,641.5 square feet are proposed, which requires a rear yard setback of 20 feet, where 10.7 feet is proposed, and which requires a maximum percentage of building coverage of 40%, where 44.5% is proposed.

Reason supporting request:

Please see attached narrative.

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

See "Index of Enclosures" in attached narrative.

Date: 5/9/2025

DocuSigned by:

Lendita Mavraj

827A238F664F499...

Owner's Signature

Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
ESCROW FEE:	\$1000
I & I INSPECTION:	\$60

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Fadil Mavraj and Lendita Mavraj
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:
6 Cliff Street, Beacon, NY (Parcel #: 5954-27-799935); 1166 North Avenue, Beacon, NY (Parcel #: 5955-19-745014);
12 Davis Street, Beacon, NY (Parcel #: 6054-29-103807); 197-199 Main Street, Beacon, NY (Parcel # 5954-27-809932);
206-208 Main Street (Parcel # 5954-27-842935); 201-211 Main Street (Parcel # 5954-27-814929)
Applicant Address: 59 River Glen Road, Wallkill, NY 12589

Project Address: 6 Cliff Street, Beacon, NY 12508
Project Tax Grid # 5954-27-799935

Type of Application Application for Appeal to 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, Fadil Mavraj and 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 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

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...
Signature of Owner

Title if owner is corporation

Office Use Only:	NO	YES	Initial
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)	___	___	___

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: Fadil Mavraj and Lendita MavrajAddress of Applicant: 59 River Glen Road, Walkill, NY 12589Telephone Contact Information: 646-522-4060**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.
Fadil Mavraj and Lendita Mavraj	59 River Glen Road Walkill, NY 12589	646-552-4060	7/18/2024, Deed	7/26/2024 Dutchess County

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.

N/A.

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

(Print) Fadil Mavraj and Lendita Mavraj

(Signature) DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

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 N/A.	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

☐

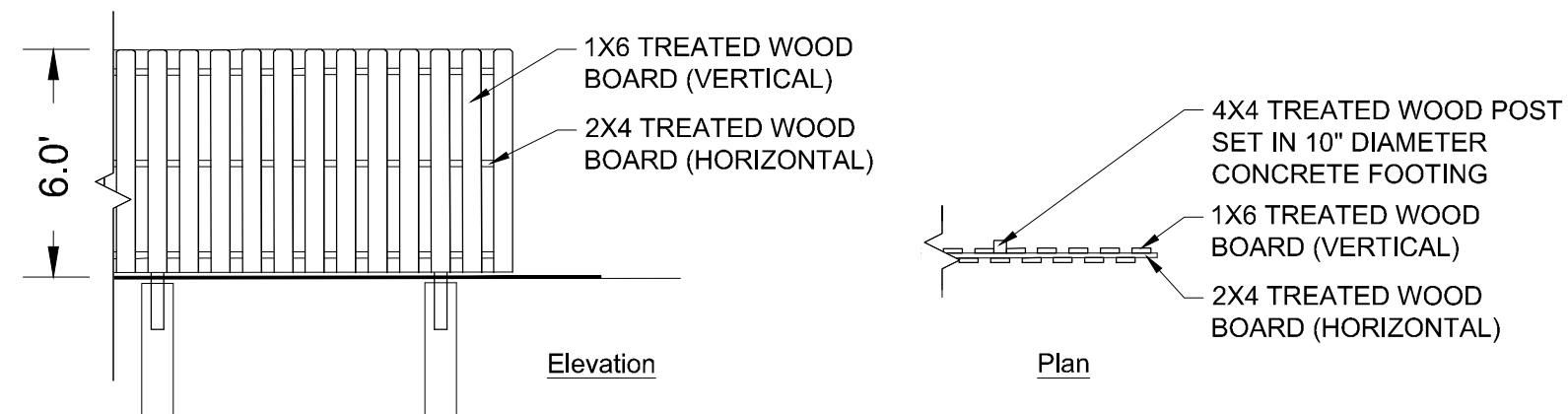
NO

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) _____

Site Plans



Shadowbox Fence Detail

Scale: Not to Scale

	Minimum Lot Size				Actual Lot Size				Required Setbacks			Proposed Setbacks			Allowable Building Height	Proposed Building Height	Maximum % Building Coverage	Proposed % Building Coverage
	Area (SF)	Per Unit (SF)	Width (Ft)	Depth (Ft)	Area (SF)	Per Unit (SF)	Width (Ft)	Depth (Ft)	Front	Side	Rear	Front	Side	Rear				
Zoning District																		
T (Transitional)	5,000	2,500	50	100	3,283 ¹	1,641.5 ²	50	65.66 ³	10	10	20	10	7.8 & 12.5 to Existing 13.4 & 12 to Addition	10.7 ⁴	2.5 35'	2 25'	40%	44.5% ^a

Notes:

1. Existing non-conforming lot area.
2. Seeking area variance relief 858.5 square feet.
3. Existing non-conforming lot depth.
4. Seeking rear yard setback relief of 9.3 feet.
5. Seeking maximum percent building coverage relief of 4.5% (147.8 square feet).

[illegible]

Location Map

Scale: 1" = 200'

Zoning Summary

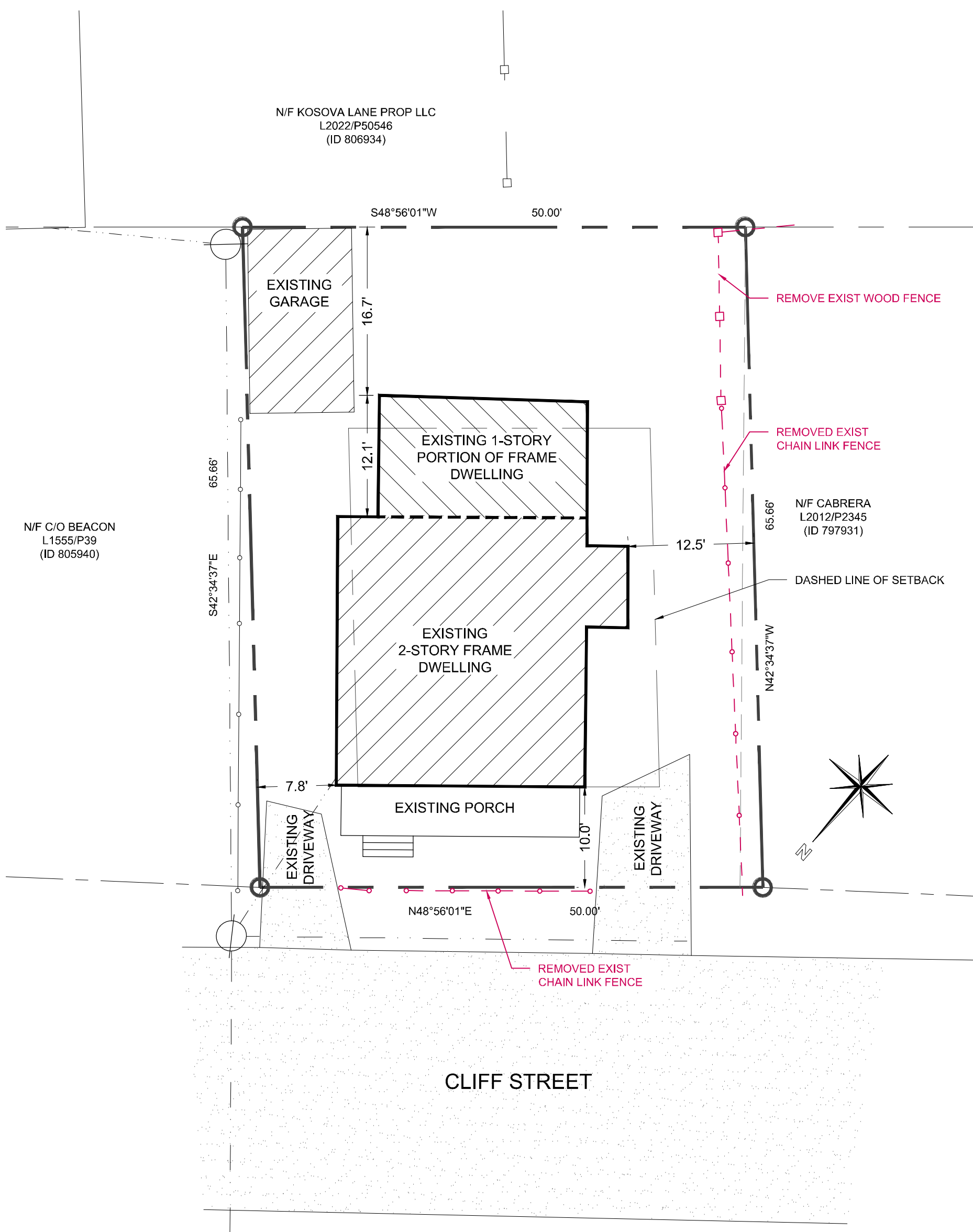
Zoning District:	T (Transitional)
Tax Map No.:	5954-27-799935
Lot Area:	3,283 sf
Building Footprint:	1,272 sf + 189 sf garage
Historical Overlay District:	No
Existing Use:	One-Family Dwelling
Proposed Use:	Two-Family Dwelling

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 spaces (minimum) 3 space per dwelling unit (maximum)	2 dwelling units	2 parking spaces minimum 6 parking spaces maximum
Total Provided		2 parking spaces See Notes Below

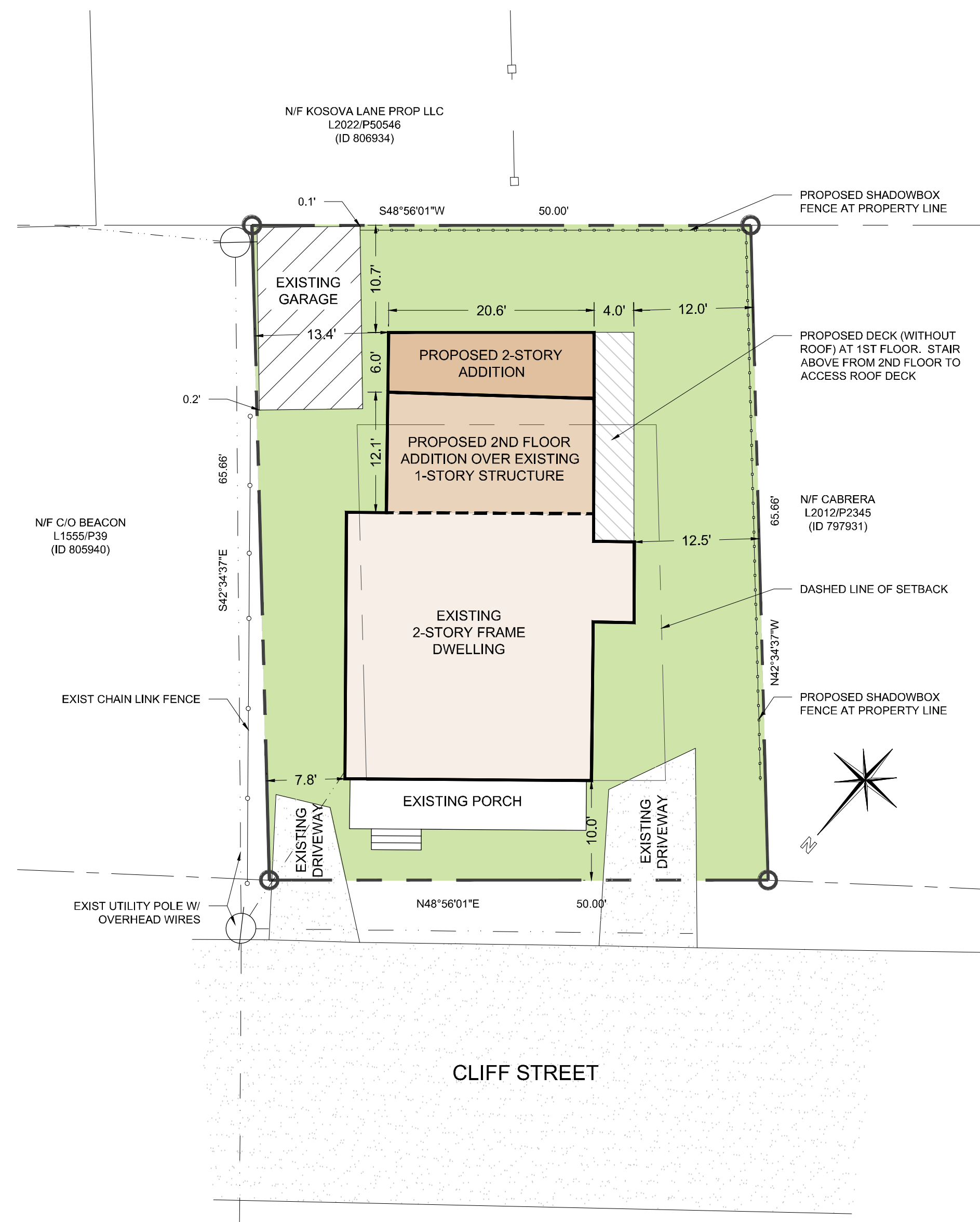
Notes:

1. The application is for the proposed addition to the existing structure, and the conversion of the one-family dwelling to a two-family dwelling.
2. Driveways & parking are existing.
3. The applicant requests a variance for the rear yard setback where 20 feet are required per § 223-17. Schedule of Dimensional Regulations, and 10.7 feet are proposed. The requested variance is 9.3 feet.
4. The applicant requests a variance for the minimum lot size per dwelling unit where 2,500 square feet per dwelling unit are required per § 223-17. Schedule of Dimensional Regulations, and 1,641.5 square feet per dwelling unit are proposed. The requested variance is 858.5 square feet per dwelling unit.
5. The applicant requests a variance for the maximum percent building coverage where 40% is allowed per § 223-17. Schedule of Dimensional Regulations, and 44.5% is proposed. The requested variance is 4.5% (147.8 square feet).
6. The 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 premises abuts an existing two-family dwelling on a similar size lot to the South. The lots immediately abutting the premises to the North and East are presently classified in the City's Central Main Street (CMS) Zoning District which allows for large buildings which can be constructed right up to the rear lot lines of the premises.
7. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
8. The applicant does not believe the area variance is substantial.
9. 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.
10. Due to the nature of the existing non-conforming lot area 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.



Existing Conditions & Demolition Plan

Scale: 1" = 10'



Site Plan

Scale: 1" = 10'

Index of Drawings

Sheet 1 of 2 Site Plan, Existing Conditions & Demolition Plan
 Sheet 2 of 2 Building Floor Plans & Elevations

Zoning Board of Appeals Application

Sheet 1 of 2 - Site Plan

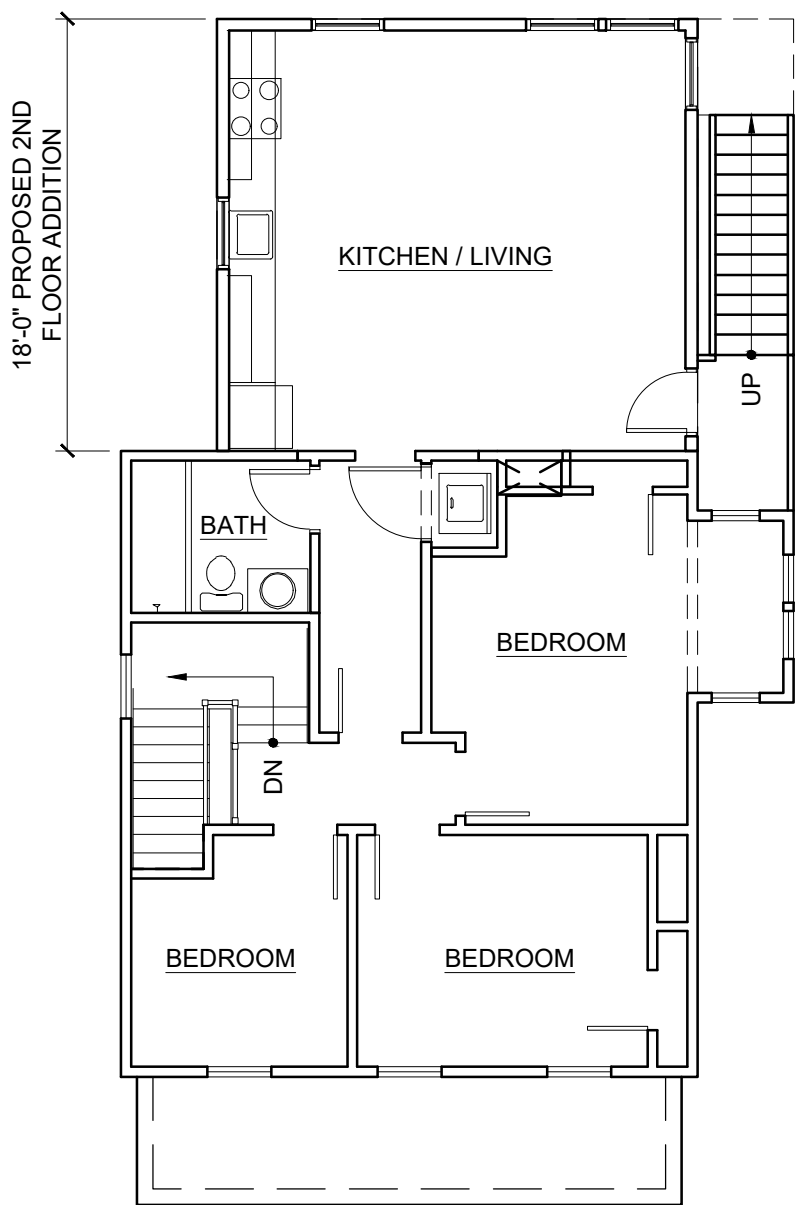
6 Cliff Street

Beacon, New York
Scale: 1" = 10'

Owner:
Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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

Surveyor:
Steven J. Green, PLS
P.O. BOX 534
Goshen, NY 10924



2nd Floor Plan

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



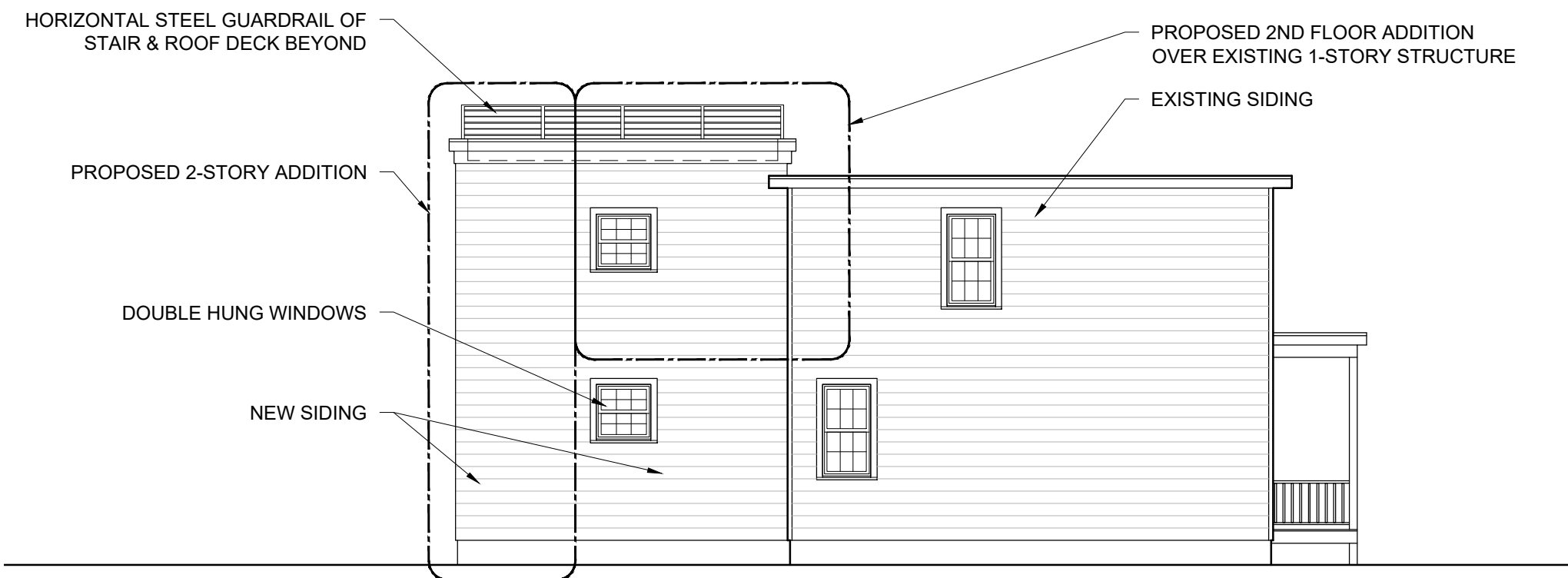
Side (South) Elevation

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



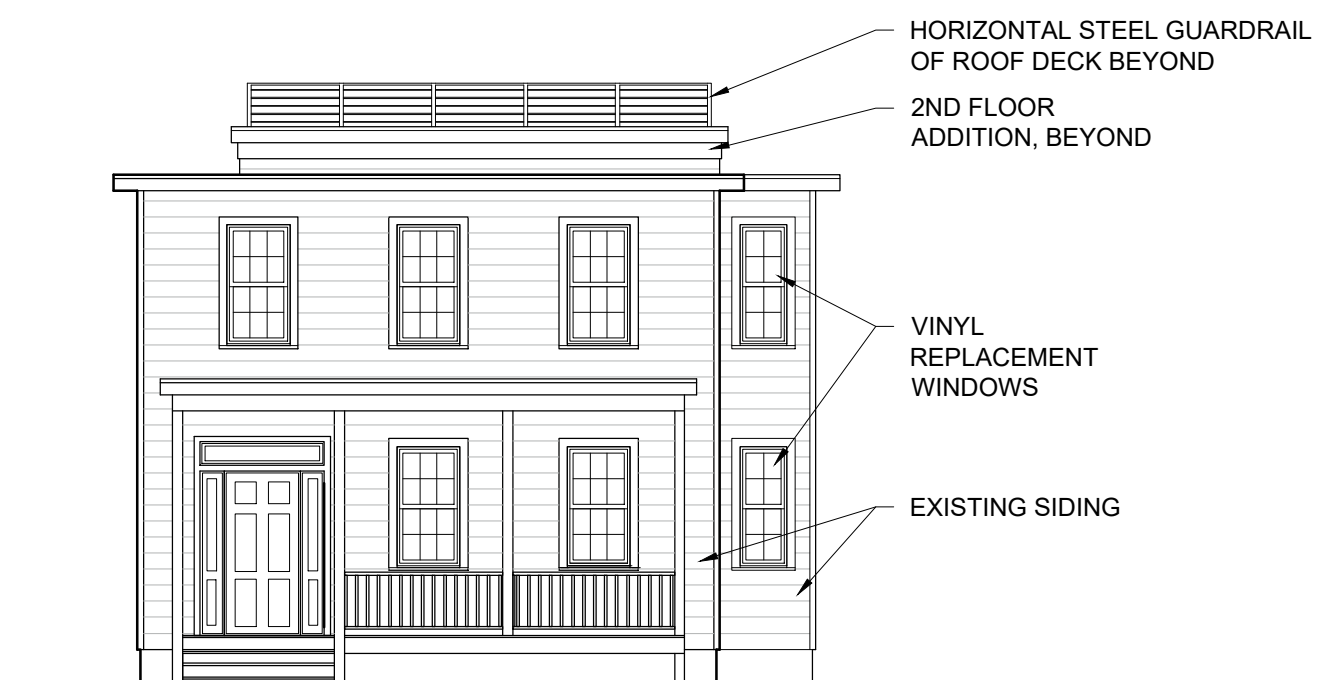
Rear (East) Elevation

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



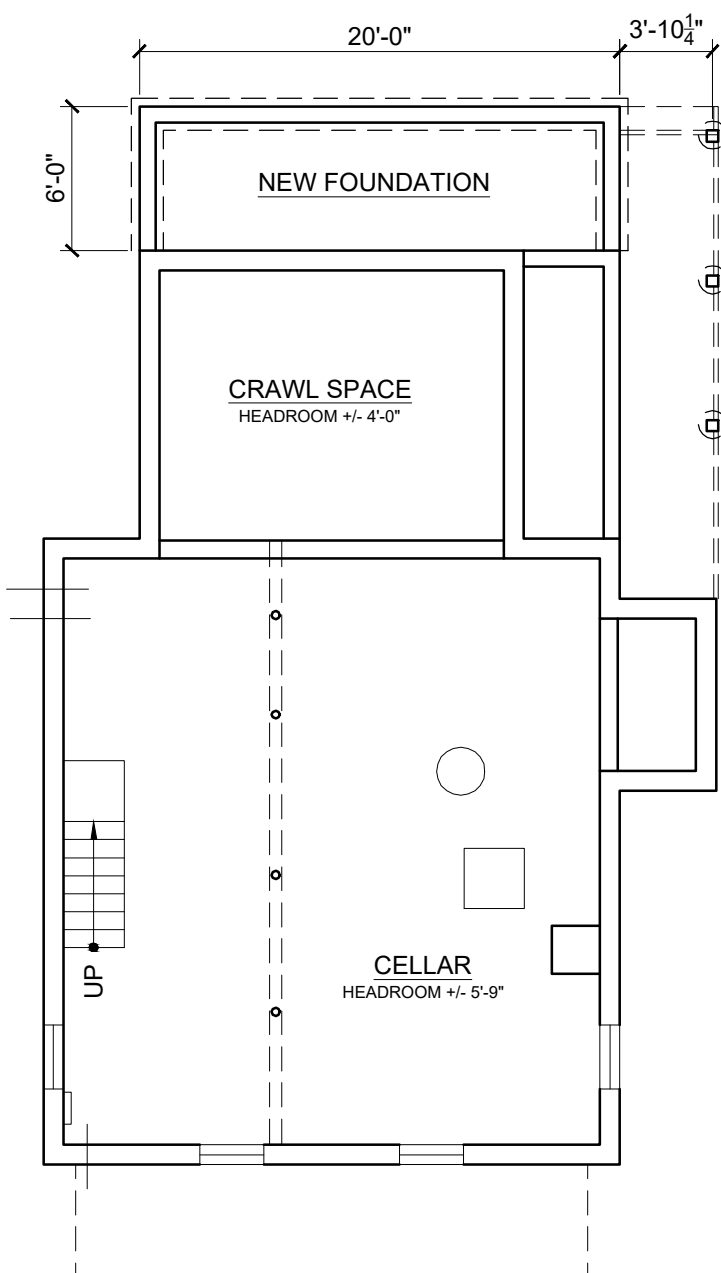
Side (North) Elevation

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



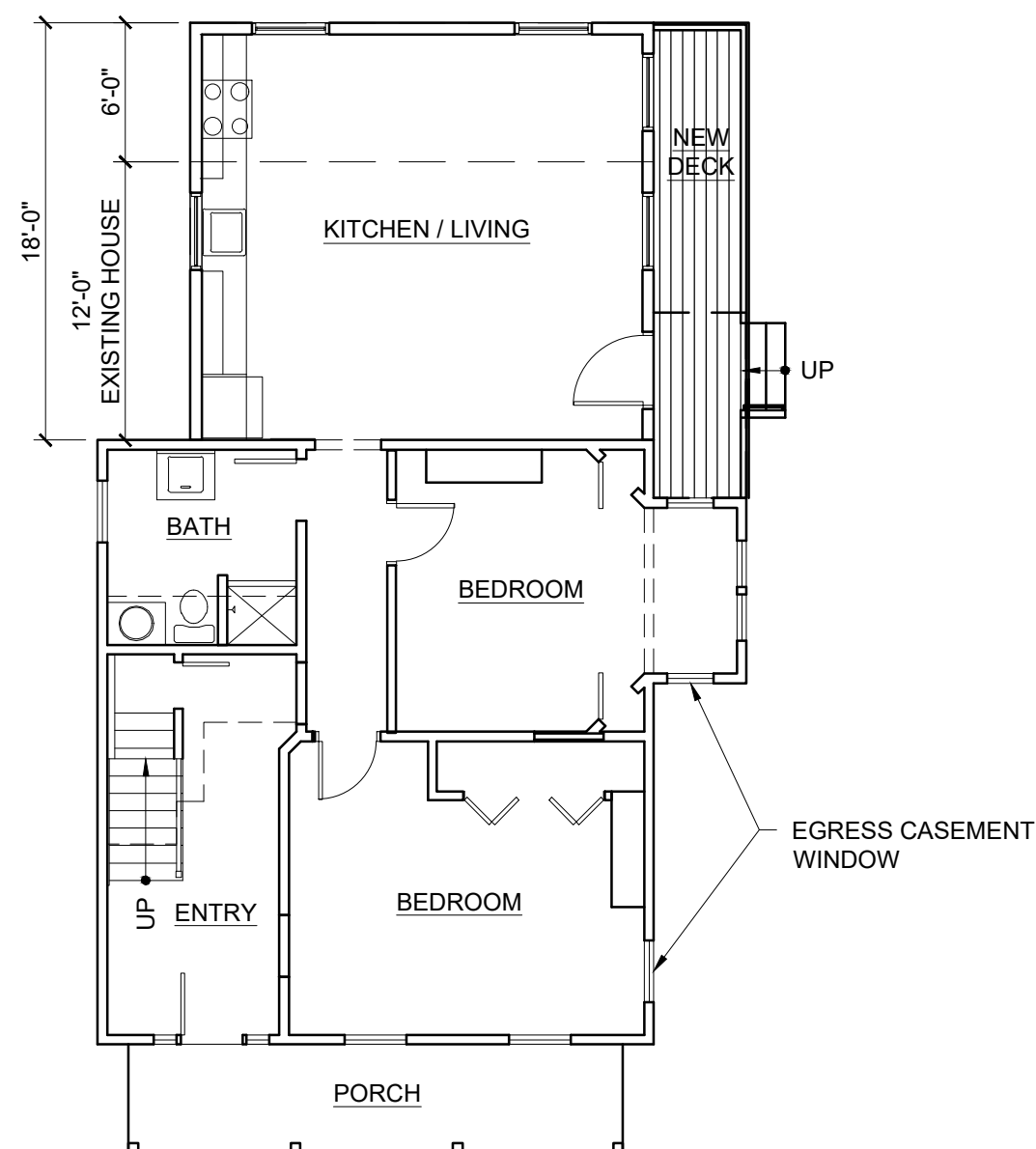
Front (West) Elevation

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



Cellar / Foundation Plan

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



1st Floor Plan

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

Zoning Board of Appeals Application

Sheet 2 of 2 - Building Plans & Elevations

Owner:
Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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

Surveyor:
Steven J. Green, PLS
P.O. BOX 534
Goshen, NY 10924

6 Cliff Street

Beacon, New York
Scale: 1/8" = 1'-0"
April 29, 2025