



COURTROOM  
1 MUNICIPAL PLAZA  
BEACON, NY 12508

**August 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 June 17, 2025, minutes**

**Regular Meeting**

1. Review and public hearing on application submitted by Dean Vandemark, 4 Fowler Street, Tax Grid No. 30-5954-44-951663-00, in the R1-5, to allow for the construction of a rear deck, which requires relief from the following: a) Section 223-17.D. to allow for a 6 ft 7 in side yard setback (10 ft required)

**City of Beacon Zoning Board of Appeals Agenda**  
**08/19/2025**

**Title:**

Review and public hearing on application submitted by Dean Vandemark, 4 Fowler Street, Tax Grid No. 30-5954-44-951663-00, in the R1-5, to allow for the construction of a rear deck, which requires relief from the following: a) Section 223-17.D. to allow for a 6 ft 7 in side yard setback (10 ft required)

**ATTACHMENTS**

[4 Fowler ZBA 8.19.25 app.pdf](#)

[4 Fowler St Denial Letter 7.9.25.pdf](#)

# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: Elizabeth Montgomery

ADDRESS: P.O. 1044 Pickett  
OHIO, 45661

TELEPHONE: 740-970-7914

E-MAIL: Elizabeth.Montgomery132@gmail.com

APPLICANT (if not owner): D&W Vandemark

ADDRESS: 4 Fowler St.  
BEACON, N.Y.

TELEPHONE: 914-489-4629

E-MAIL: duandemark65@gmail.com

REPRESENTED BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: 4 Fowler St.

ZONING DISTRICT: \_\_\_\_\_

TAX MAP DESIGNATION: SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

Section of Zoning Code appealed from or Interpretation desired:

Reason supporting request:

Approaching Property line

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

Date: 7/24/25

Elizabeth Montgomery  
Owner's Signature

Dan Vandemark  
Applicant's Signature

### Fee Schedule

|                     |          |
|---------------------|----------|
| — AREA VARIANCE     | \$ 250 — |
| — USE VARIANCE      | \$ 500   |
| — INTERPRETATION:   | \$ 250   |
| — ESCROW FEE:       | \$1000 — |
| — I & I INSPECTION: | \$160. — |

\$1310. —

CASH OR CHECK

# APPLICATION PROCESSING RESTRICTION LAW

## Affidavit of Property Owner

Property Owner: Elizabeth Montgomery

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: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Tax Grid # \_\_\_\_\_

Type of 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, Dean Vandemark, 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 NO
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

Elizabeth Montgomery

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

X

—

MP

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

—

✓

KLM

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

—

✓

KLM

## 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:

Dean Van Demark

Address of Applicant:

4 Fowler Street - BEACON, N.Y 12508

Telephone Contact Information:

914-489-4629

## 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. |
|----------------------|-------------------------------------|------------------|------------------------------------|--------------------------------------------------------------------------------|
| Elizabeth Montgomery | P.O. Box 1044<br>Pikeston, OH 44651 | 740.970-4629     |                                    | 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.

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

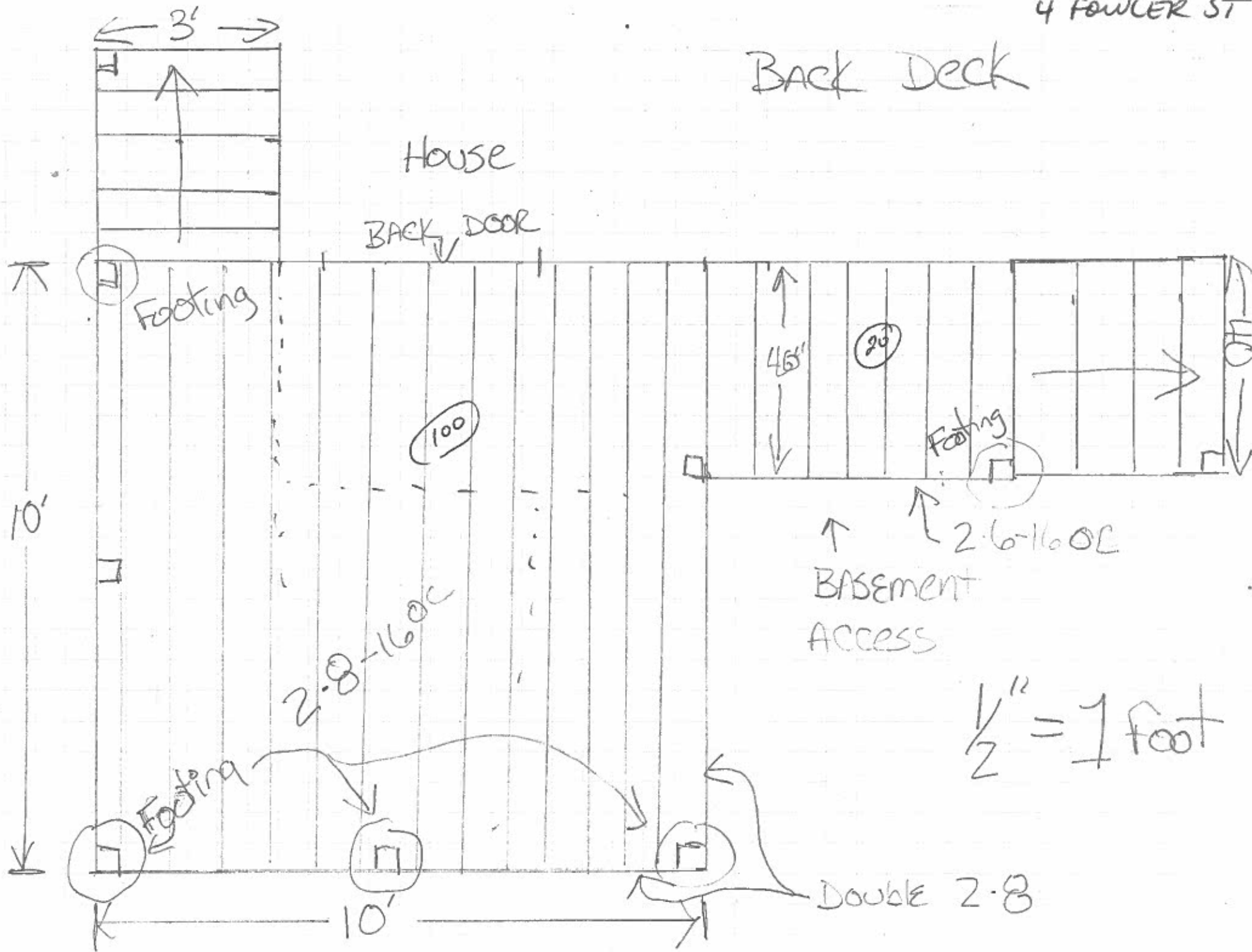
(Print)

Dean VanDemark

(Signature)

Dean VanDemark

# Back Deck



TELLER AVENUE

N 39° 32' 30" E

80.17'

CONCRETE STRIP  
CONCRETE STRIP  
GRAVEL AREA  
OVERHEAD UTILITY LINES  
CONCRETE WALK

DEED DOCUMENT NUMBER 22012/3417  
S 54° 23' 15" E 48.00'

BLACKTOP DRIVE  
WIRE FENCE

GARAGE

WOODEN SHED

BL. EXHIBIT ENTRY

TRUCK

2 STORY WOOD FRAME

PORCH

AREA:  
0.09 ACRE

N 54° 23' 15" W

55.00'

FOWLER STREET

MAP OF SURVEY  
PREPARED FOR

VANDE MARK

CITY OF BEDFORD  
SCALE: 1"=10'

DUTCHESS COUNTY, NEW YORK  
SEPTEMBER, 2, 2015

IT IS HEREBY CERTIFIED THAT THIS SURVEY  
WAS PREPARED AND CONDUCTED IN ACCORDANCE  
WITH THE STANDARDS FOR THE SURVEYING

AND DEEDS

PREPARED BY  
J. WILLIAM KOMISAR, L.L.S.  
504 HIGHT AVENUE  
POUGHKEEPSIE, NEW YORK 12601  
(914) 423-2626

*J.W. Komisar*

80715

NOTE: SURVEYED AS SHOWN ON LOT 10  
PER RECORDED DEEDS











**City of Beacon  
Building Department  
One Municipal Plaza, Suite 4  
Beacon, NY 12508  
Phone: 845-838-5020 Fax: 845-838-5026**

*Bryan Murphy, Building Inspector  
Email: [bmurphy@beaconny.gov](mailto:bmurphy@beaconny.gov)*

July 9, 2025

Dean Vandemark  
4 Fowler Street  
Beacon, NY 12508

Re: 4 Fowler Street (SBL #5954-44-951663)

To Whom It May Concern:

Reference is made to your submission for a building permit to construct a deck on the structure located at 4 Fowler Street, Beacon, NY 12508. The property is located in the R1-5 Zoning District (One-Family 5,000 sq ft/dwelling).

Please be advised that at this time, I must deny your application for the following reasons:

- Per §223-17, Attachment 1. The minimum required side yard setback is 10'. The proposed deck would be 6'7" from the property line. This would require a variance of 3'5".

You have the right to appeal this decision to the Zoning Board of Appeals. Forms for filing an appeal are available on the City of Beacon website or in the Building Department. Please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

*Bryan Murphy*  
Bryan Murphy  
Building Inspector/Zoning Administrator  
NYS Certification #0312-0024

BM/mp