



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

November 18, 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.

Regular Meeting

1. Review and public hearing on application submitted by Barbi Jo Stim, 68 Wesley Avenue, Tax Grid No. 30-6054-25-516942-00, in the R1-10, to allow for the construction of an addition to the existing structure, which requires relief from the following: a. Section 223-17, Attachment 1, to allow for a 5-and-a-half foot (5.5 ft.) rear yard setback (35 ft. required)

Miscellaneous Business

1. Consider a request for two (2) six-month extensions of a variance approval previously granted for property at 6 Cliff Street (Tax Grid No. 5954-27-799935), submitted by Lendita Mavraj.

City of Beacon Zoning Board of Appeals Agenda
11/18/2025

Title:

Review and public hearing on application submitted by Barbi Jo Stim, 68 Wesley Avenue, Tax Grid No. 30-6054-25-516942-00, in the R1-10, to allow for the construction of an addition to the existing structure, which requires relief from the following: a. Section 223-17, Attachment 1, to allow for a 5-and-a-half foot (5.5 ft.) rear yard setback (35 ft. required)

ATTACHMENTS

[68 Wesley ZBA 11.18.25 app - survey.pdf](#)

[68 Wesley ZBA 11.18.25 plans.pdf](#)

[68 Wesley Ave Denial Letter 9.30.25.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

3

APPLICATION FOR APPEAL

OWNER: Barbi Jo Stim

ADDRESS: 68 Wesley Ave
Beacon, NY 12508

TELEPHONE: 510-847-0298

E-MAIL: barbini27@gmail.com

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

Received:

SEP 30 2025 NP

REPRESENTED BY: _____

ADDRESS: _____

City of Beacon
Building/Planning/Zoning

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 68 Wesley Ave
Beacon

ZONING DISTRICT: R1-10

X MAP DESIGNATION: SECTION 6054

BLOCK 25 LOT 516942

Section of Zoning Code appealed from or Interpretation desired:

223-17. Interpretation
Proposed addition would be 5'5" from
property line - need a variance of 29.5 feet.

Reason supporting request:

would like to put a studio and bathroom
attached to the garage - don't meet the minimum
requirements for the yard. I need a

Supporting documents submitted herewith: Site Plan, Survey, etc. as required: 29.5 ft. variance.

Date: _____

Barbi Jo Stim

Owner's Signature

Barbi Jo Stim

Applicant's Signature

Fee Schedule

AREA VARIANCE \$ 250 --

USE VARIANCE \$ 500

INTERPRETATION: \$ 250

CROW FEE: \$1000 --

I & I INSPECTION: \$60 --

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner:

Barbi Jo Stim

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:

608 Wesley Ave

181 Ramboart St

Applicant Address: 608 Wesley Ave

Project Address: 608 Wesley Ave

Project Tax Grid #

Type of Application 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, Barbi Jo Stim, 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 no
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 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 ✓

Barbi Jo Stim

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 A

Name of Applicant: Barbi Jo Stim
 Address of Applicant: 68 Wesley Ave, Beacon,
 Telephone Contact Information: 510 - 847 - 0298

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.
Barbi Jo Stim	68 Wesley Ave	510-847-0298	3/02/2021	
Barbi Jo Stim			house purchased	2/26/2021 → 2/26/2021
				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

☒

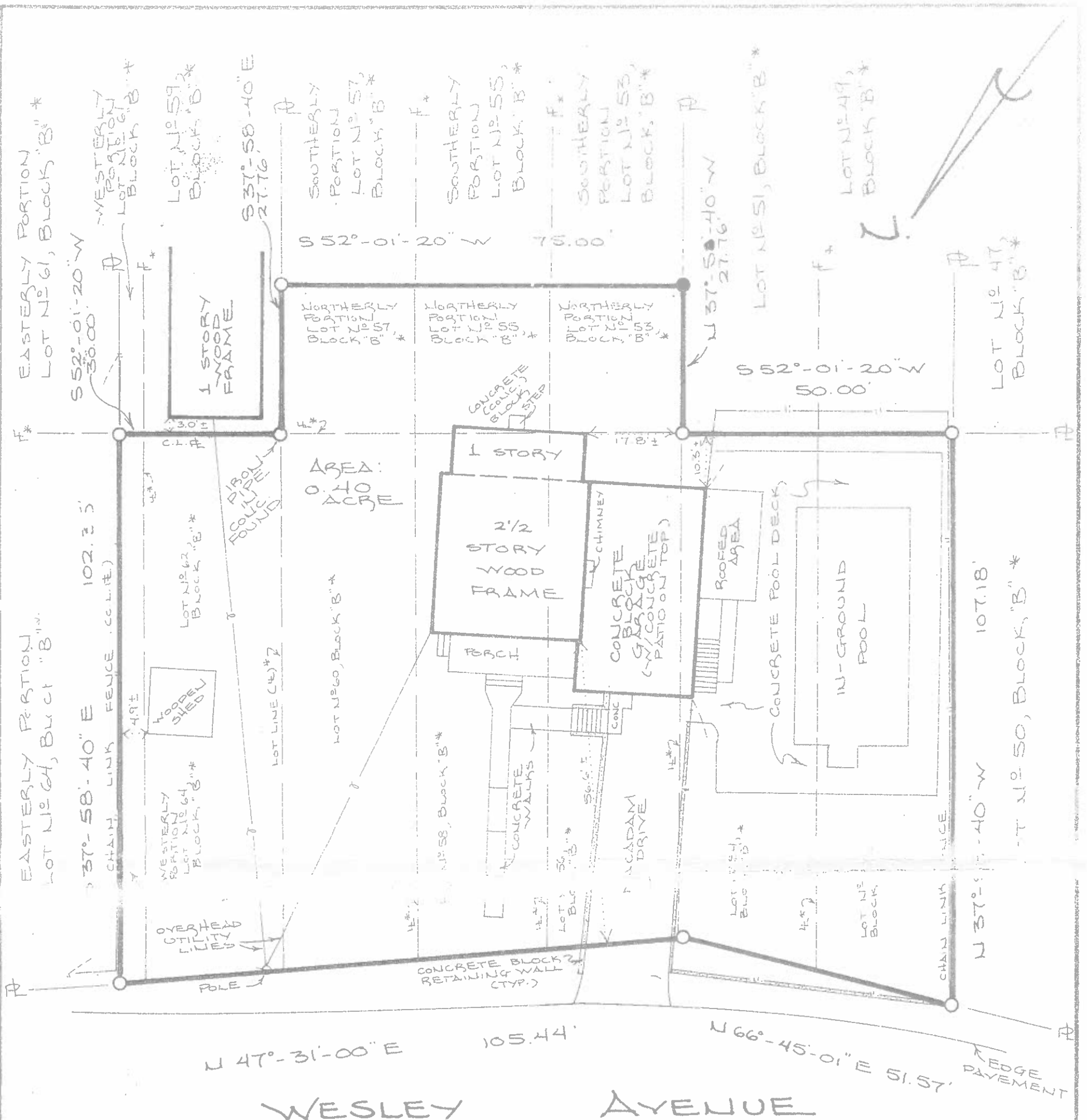
NO

I, Barbi Jo Stim being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Barbi Jo Stim

(Signature) Barbi Jo Stim





IT IS HEREBY CERTIFIED THAT THIS SURVEY HAS BEEN PREPARED FOLLOWING ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS.

CERTIFIED TO:

- UNITED GENERAL TITLE INSURANCE COMPANY (TITLE N° AA-1513041087-D)
- FIRST HORIZON HOME LOANS ITS SUCCESSORS & OR ASSIGNS
- RAYMOND TARO BAUGHAM
- LYNN K. SALLY

PREPARED BY:

J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NEW YORK 12603
(845) 485-2626

* MAP FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 12/12/1910 AS MAP N° 716.

111304

SCHEDULE OF DIMENSIONAL REGULATIONS

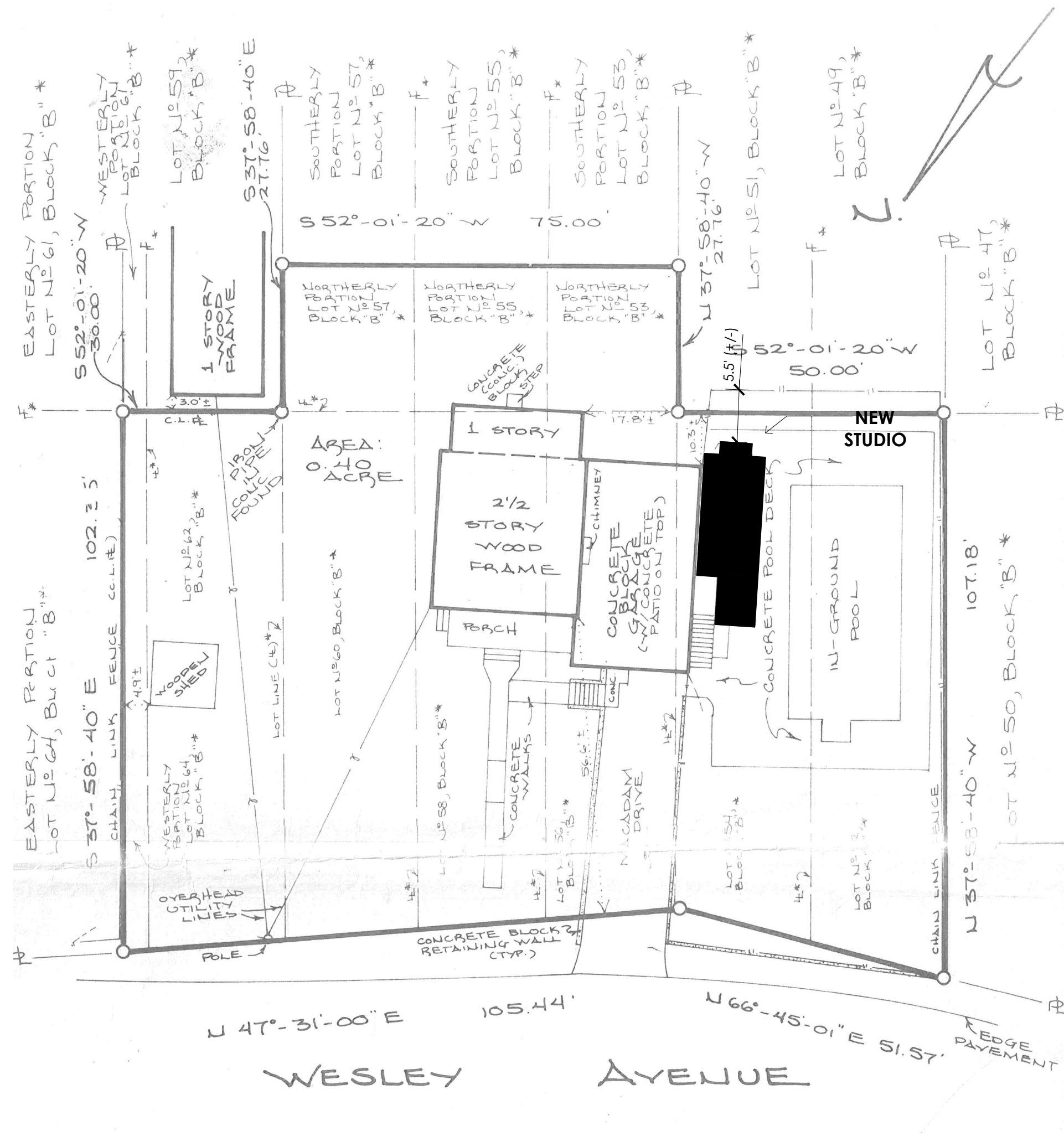
Zoning District	Minimum Lot Size Area				Minimum Yards			Minimum Distance Between Building Same Lot	Maximum Height Main Building	Maximum Percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District
	Area (sq. ft.)	Per Unit (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)			Multifamily	Alt Other			
R1-10	10,000	10,000	85	100	20	15	35	xxx	2.5 / 35	N.A.	25%	1	xxx	R1-10

Building Coverage: 12.92%
Residence (including addition): 2250.375 sq. ft.

Actual Lot Size: 17424 sq. ft.
Actual Lot Width: 135'
Actual Lot Depth: 134.94'



4 EXPERIENTIAL VIEW
NTS

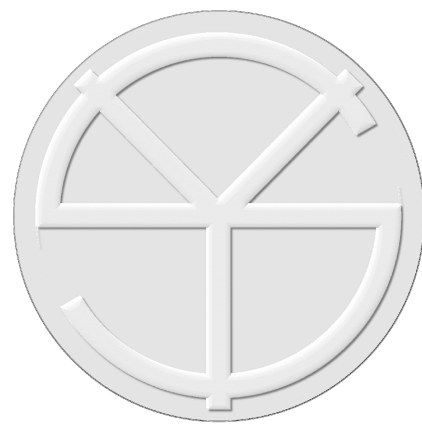


1 SITE PLAN
1\"/>

2 EXISTING SOUTH ELEVATION
1/4\"/>



3 EXISTING SOUTH ELEVATION
1/4\"/>



SERGE YOUNG, ARCHITECT

Comprehensive Architectural Design

79 East Willow Street Beacon, New York 12508
tel: 845.475.6143 email: serge@sergeyoung.com

It is the responsibility of the contractor to distribute all drawing updates and changes to the appropriate subcontractors in a timely manner. Please destroy any and all outdated drawings.

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, to alter any part of these documents in any way. If an item bearing the seal of an architect is altered, the altering Architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and specific description of the alteration.

Issue / Revision
09.20.25 Issued to Owner
09.23.25 Issued to Bldg. Dept.
09.30.25 Issued for ZBA

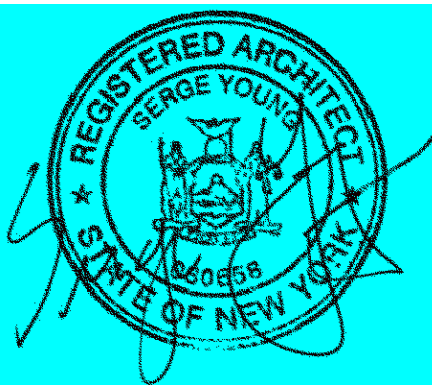
STIM

PROJECT DESCRIPTION:
Addition to Residence for Barbi Jo Stim

PROJECT LOCATION:
68 Wesley Avenue
Beacon, New York 12508

Drawing Title:
EXISTING FLOOR PLANS

Project number:
0067
Date:
Stim_ZBA.dwg
Drawn by:
SY
Checked by:
SY



Drawing number:

A1

Number of Sheets:



1 EXISTING NORTH ELEVATION
1/4"=1'-0"



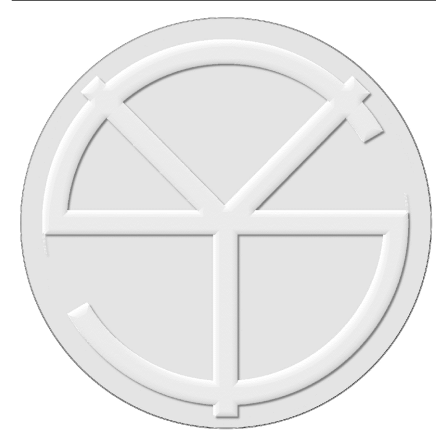
2 EXISTING WEST ELEVATION
1/4"=1'-0"



3 PROPOSED NORTH ELEVATION
1/4"=1'-0"



4 PROPOSED WEST ELEVATION
1/4"=1'-0"



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Addition to Residence for Barbi Jo Stim

PROJECT LOCATION:
68 Wesley Avenue
Beacon, New York 12508

Drawing Title:
NORTH & WEST ELEVATIONS

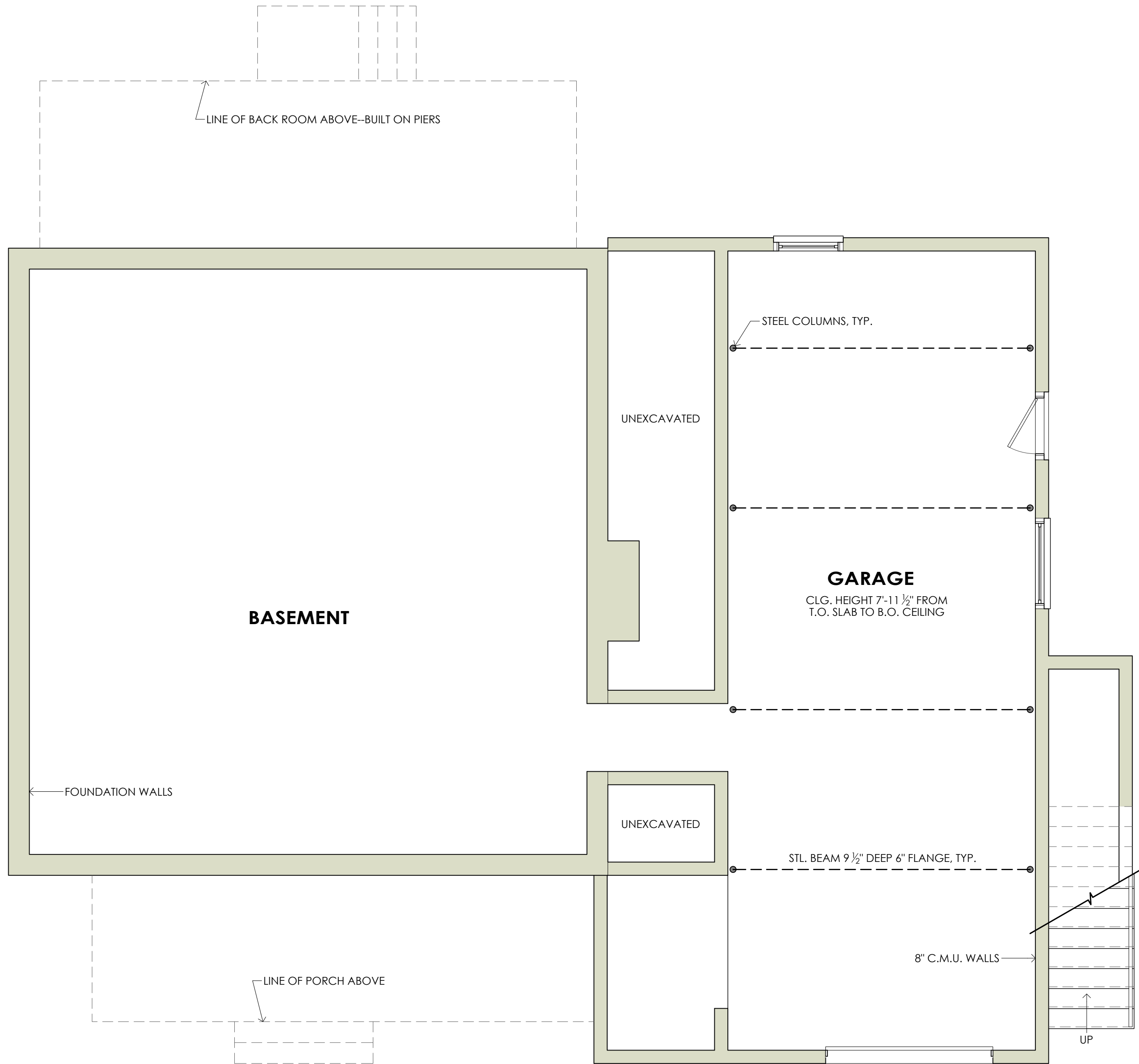
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0067
Date:
Stim_ZBA.dwg
Drawn by:
SY
Checked by:
SY



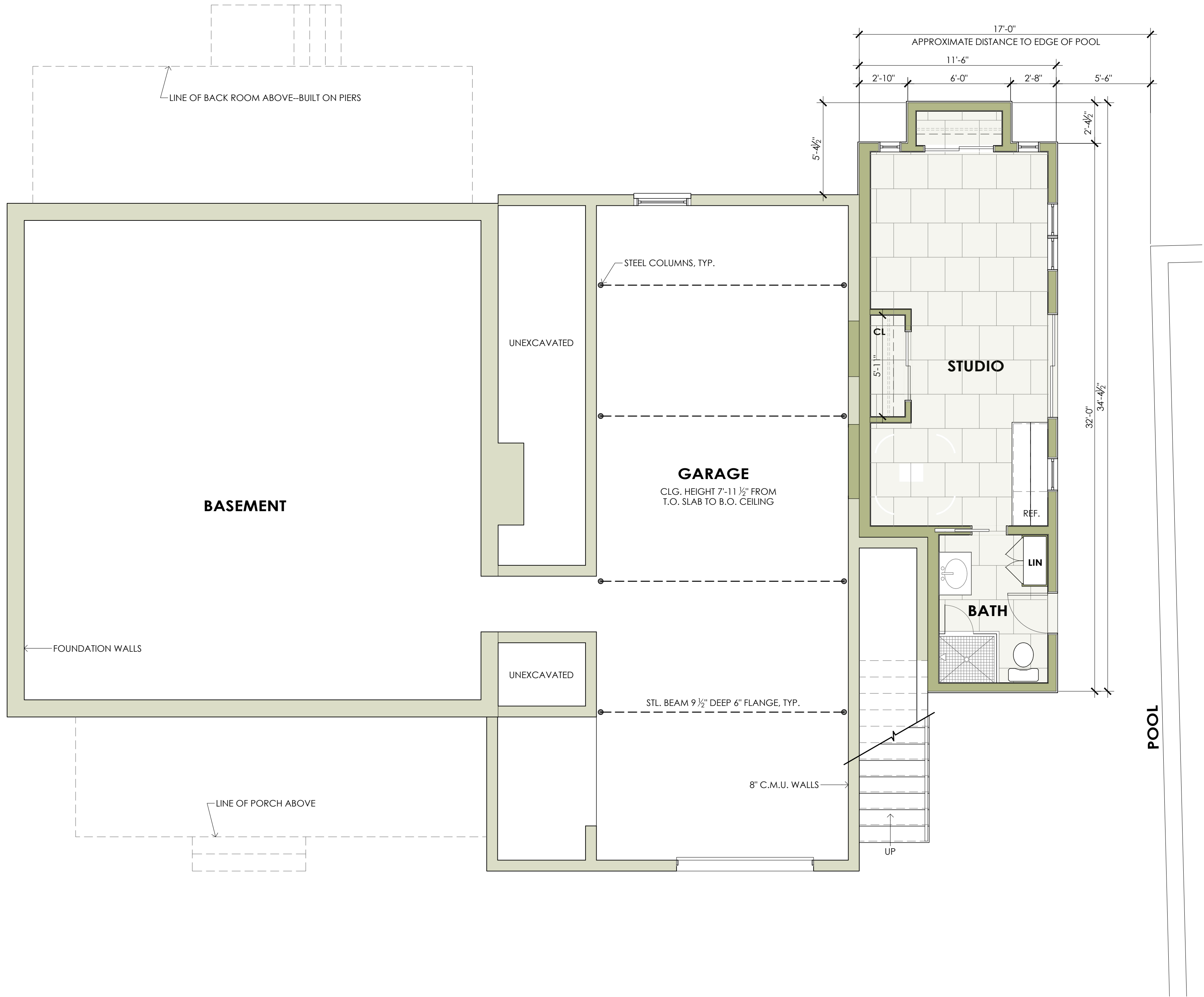
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Number of Sheets:

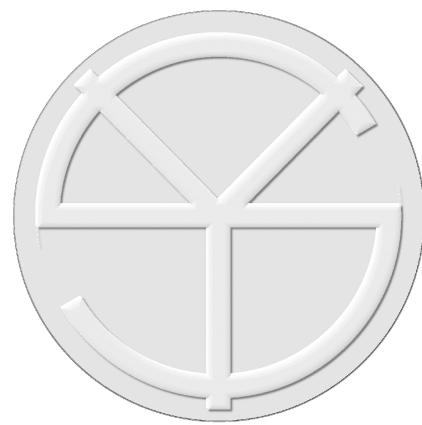


1 EXISTING BASEMENT PLAN
1/4"=1'-0"



2 PROPOSED BASEMENT PLAN
1/4"=1'-0"

- SCHEDULE:
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - NEW DOORS
 - EXISTING DOORS



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09.30.25	Issued for ZBA

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PROJECT DESCRIPTION:

Addition to Residence for Barbi Jo Stim

PROJECT LOCATION:

68 Wesley Avenue
Beacon, New York 12508

Drawing Title:

BASEMENT PLANS

Project number:
0067

Date:

Stim_ZBA.dwg

Drawn by:
SY

Checked by:
SY



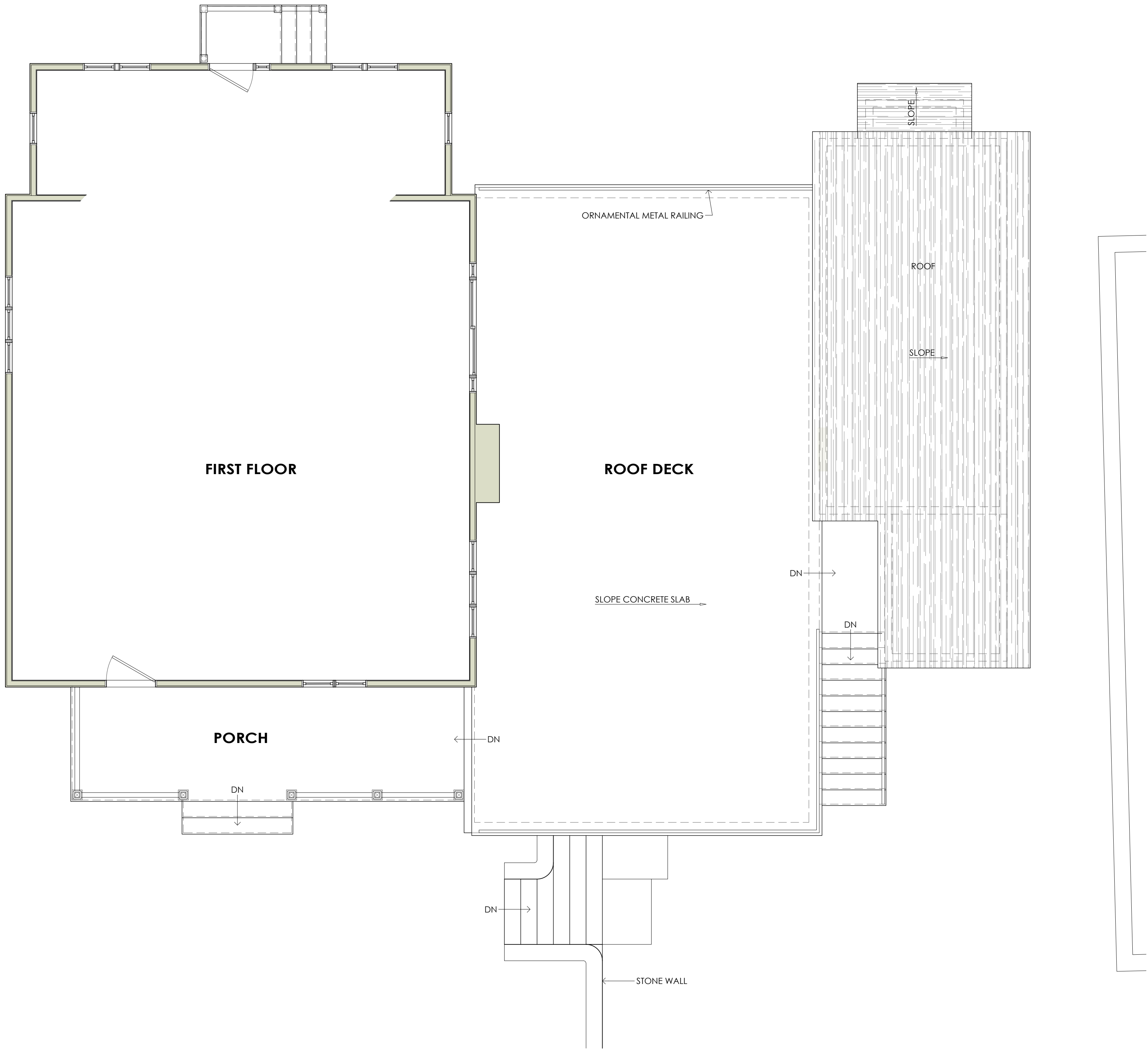
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Number of Sheets:

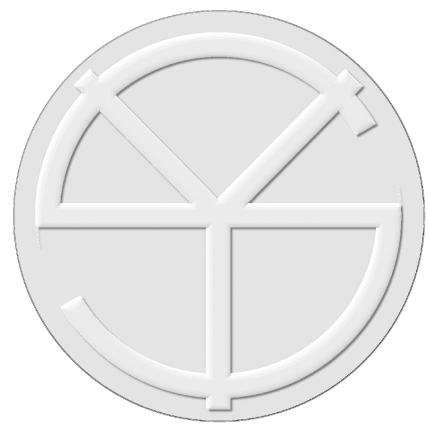
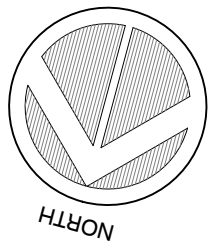


1 EXISTING 1ST FLOOR PLAN
1/4"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"

- SCHEDULE:
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - NEW DOORS
 - EXISTING DOORS



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PROJECT LOCATION:
68 Wesley Avenue
Beacon, New York 12508

Drawing Title:
1ST FLOOR PLANS

Project number:
0067
Date:
Stim_ZBA.dwg

Drawn by:
SY
Checked by:
SY



Drawing number:

A4

Number of Sheets:



**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*

September 30, 2025

Barbi Jo Stim
68 Wesley Avenue
Beacon, NY 12508

Re: 68 Wesley Avenue (SBL #6054-25-516942)

To Whom It May Concern:

Reference is made to your submission for a building permit to construct an addition to the structure located at 68 Wesley Avenue, Beacon, NY 12508. The property is located in the R1-10 Zoning District (One-Family 10,000 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 rear yard setback is 35 feet. The proposed addition would be located 5.5 feet from the property line, requiring a variance of 29.5 feet.

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
Building Inspector/Zoning Administrator
NYS Certification #0312-0024

BM/mp

City of Beacon Zoning Board of Appeals Agenda
11/18/2025

Title:

Consider a request for two (2) six-month extensions of a variance approval previously granted for property at 6 Cliff Street (Tax Grid No. 5954-27-799935), submitted by Lendita Mavraj.

ATTACHMENTS

[6 Cliff ZBA 11.18.25 ext request ltr 10.28.25.pdf](#)



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

Jessica Zalin, Esq.
jzalin@cuddyfeder.com

October 28, 2025

VIA E-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: Request for Extension – Area Variance Approval
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 request two (2) six-month extensions of the Approval Resolution issued by the Zoning Board of Appeals, dated May 20, 2025 and filed with the City Clerk’s Office on May 27, 2025 (the “ZBA Approval Resolution”).¹ A copy of the ZBA Approval Resolution is enclosed herewith as **Exhibit A**.

As this Board may be aware, after receiving Approval from this Board, the Applicant applied to the Planning Board for Site Plan Approval. The Planning Board issued a Site Plan Approval Resolution dated September 9, 2025 and filed with the City Clerks’ Office on September 16, 2025, a copy of which is enclosed herewith as **Exhibit B**. Since that time, the Applicant has been diligently pursuing the conditions of Site Plan Approval and preparing to file a Building Permit Application for this project.

Given the Applicant’s diligent efforts to satisfy the conditions of approval and apply for a Building Permit, the Applicant respectfully requests two six (6) month extensions of the ZBA Approval Resolution until November 20, 2026. This request for extension is timely as the Approval Resolution is not set to expire until November 20, 2025.²

¹ See page 6 of the Approval Resolution for ZBA authorization to grant extensions of the Approval Resolution.

² Pursuant to Condition 2 on page 5 of the Approval Resolution. “[t]he variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of the adoption of this Resolution . . . ” (i.e., November 20, 2025).



October 28, 2025

Page -2-

If the conditions of the ZBA Approval Resolution are deemed to have been fulfilled prior to the November 20, 2025 expiration date, we will withdraw the extension request. Alternatively, should an extension of the ZBA Approval Resolution be required, we respectfully request that you please place this matter on the next available ZBA meeting Agenda for consideration.

We look forward to appearing at the Board's next available meeting Agenda to discuss this extension request. In the meantime, should the Zoning Board of Appeals or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration in this matter.

Sincerely,

Jessica Zalin

Enclosures

cc: Taylor M. Palmer, Esq.

EXHIBIT A

Application for Area Variances
6 Cliff Street

Received by office
of the City Clerk
5/27/2025

2025-06

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
6 Cliff Street
Parcel ID# 5954-27-799935

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Lendita Mavraj (the "Applicant") for (i) an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D, where the minimum required lot area per dwelling unit is 2,500 square feet (2,500 s.f.) and the proposed minimum lot area per dwelling unit is 1,641-and-a-half square feet (1,641.5 s.f.); (ii) a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 20 feet (20.0') and the proposed rear yard setback is 10.7 feet (10.7'); and (iii) a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D, where the maximum percent of building coverage is 40 percent (40%) and the proposed building coverage is 44-and-a-half percent (44.5%). The variances are sought to (i) convert the use of the existing primary structure on the property from a one-family residence to a two-family residence, (ii) to construct a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and (iii) to construct a two-story addition attached to the rear of the existing primary structure on property located at 6 Cliff Street in the T Zoning District, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 5954-27-799935** (the "Property"); and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, and accordingly, no further environmental review is required; and

WHEREAS, a duly advertised public hearing on the application was held on February 19, 2025 and March 18, 2025, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on March 18, 2025; and

WHEREAS, on March 18, 2025, the Board directed counsel for the Board to prepare a denial resolution to be voted on at the next meeting; and

Application for Area Variances
6 Cliff Street

WHEREAS, subsequent to the March 18, 2025, the Applicant retained counsel to represent her in connection with the application, and retained a new architect to review and refine the site plans for the application; and

WHEREAS, a duly advertised public hearing on the application was reopened and held on May 20, 2025, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on May 20, 2025; and

WHEREAS, the Board considered the benefit to the Applicant if the variances are granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

NOW, THEREFORE, BE IT RESOLVED, that the Board, having considered each of the factors set forth at Section 81-b(4)(b) of the General City Law, finds as follows:

AS TO VARIANCE NO. 1 for an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D:

- 1) As to whether 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 the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The proposed use is consistent with the character of the surrounding lots and the property abuts a commercial zone. The variance will also bring the second kitchen into compliance.
- 2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. The size of the lot is fixed, so this variance would always be required to convert the structure to a two-family residence.
- 3) As to whether the requested variance is substantial, the Board finds that while it may be substantial mathematically, it is not substantial when you consider its impact within the existing context of the neighborhood.

Application for Area Variances

6 Cliff Street

- 4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- 5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

AS TO VARIANCE NO. 2 for a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D:

- 1) As to whether 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 the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The Property is adjacent to an empty lot with no existing structure and a parking lot on the other side. The proposed change will not be visible from the street and is located in a position that does not disturb any nearby residences or uses.
- 2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. While alternative configurations such as building within the existing footprint or constructing a smaller unit were discussed, these options would not provide the same functional living space that the Applicant seeks. Pursuing vertical expansion would require additional variances, and changes in design would not accomplish the same objective in terms of layout or use. Accordingly, no feasible alternative exists that would allow the Applicant to achieve the benefit without the requested variance.
- 3) As to whether the requested variance is substantial, the Board finds that while it may be substantial mathematically, it is not substantial when you consider its impact within the existing context of the neighborhood.
- 4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board

Application for Area Variances

6 Cliff Street

finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

- 5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

AS TO VARIANCE NO. 3 for a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D:

- 1) As to whether 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 the area variance, the Board finds that, for the reasons already discussed, there will be no undesirable change nor detriment to nearby properties.
- 2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. While removing the existing garage was raised as a possible alternative, doing so would be costly and unreasonable given the minimal extent of the requested variance, particularly in light of the fact that the adjacent district provides full lot coverage.
- 3) As to whether the requested variance is substantial, the Board finds that it is not substantial.
- 4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- 5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

BE IT FURTHER RESOLVED, that the Board finds that the requested variances are the minimum variances necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that said application for (i) an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D, where the minimum required lot area per dwelling unit is

Application for Area Variances
6 Cliff Street

2,500 square feet (2,500 s.f.) and the proposed minimum lot area per dwelling unit is 1,641-and-a-half square feet (1,641.5 s.f.); (ii) a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 20 feet (20.0') and the proposed rear yard setback is 10.7 feet (10.7'); and (iii) a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D, where the maximum percent of building coverage is 40 percent (40%) and the proposed building coverage is 44-and-a-half percent (44.5%), which variances are sought to (i) convert the use of the existing primary structure on the property from a one-family residence to a two-family residence, (ii) to construct a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and (iii) to construct a two-story addition attached to the rear of the existing primary structure on property located at 6 Cliff Street in the T Zoning District, is hereby **GRANTED** subject to the following conditions:

1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.
2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of the adoption of this Resolution; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.
3. The existing garage at the rear of the Property shall remain a garage, and shall not be converted to any other use.

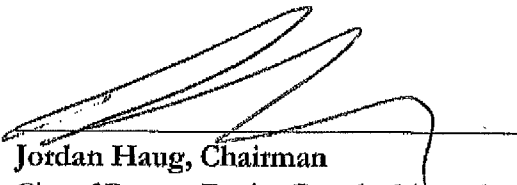
BE IT FURTHER RESOLVED, that the above variances are being granted solely for the purpose of converting the use of the existing primary structure on the property from a one-family residence to a two-family residence, constructing a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and constructing a two-story addition attached to the rear of the existing primary structure on the Property, as set forth in the application submitted and presented to the Board, and they do not apply to any

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other work that may fall within the scope of the variances being granted, whether now or at any point in the future.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of the variances, provided that a written request for an extension is submitted before the variances expire. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variances were originally granted have not substantially changed.

Resolution Adopted: May 20, 2025
Beacon, New York


Jordan Haug, Chairman
City of Beacon Zoning Board of Appeals

5-24, 2025
Date

Chairman Haug called the roll:

AS TO VARIANCE NO. 1 for an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D:

<u>Motion</u>	<u>Second</u>	<u>Zoning Board Member</u>	<u>Aye</u>	<u>Nay</u>
		Stowe Boyd	X	
	X	Judy Smith	X	
		Jordan Haug	X	
X		Montos Vakirtzis	X	
		Elaine Ciaccio	X	
Motion Carried:			5	0

Application for Area Variances
6 Cliff Street

AS TO VARIANCE NO. 2 for a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D:

<u>Motion</u>	<u>Second</u>	<u>Zoning Board Member</u>	<u>Aye</u>	<u>Nay</u>
	X	Stowe Boyd	X	
		Judy Smith	X	
		Jordan Haug	X	
		Montos Vakirtzis	X	
X		Elaine Ciaccio	X	
Motion Carried:			5	0

AS TO VARIANCE NO. 3 for a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D:

<u>Motion</u>	<u>Second</u>	<u>Zoning Board Member</u>	<u>Aye</u>	<u>Nay</u>
X		Stowe Boyd	X	
		Judy Smith	X	
		Jordan Haug	X	
	X	Montos Vakirtzis	X	
		Elaine Ciaccio	X	
Motion Carried:			5	0

EXHIBIT B

Site Plan Approval
6 Cliff Street

Received by office
of the City Clerk
9/16/2025

RESOLUTION
PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
6 CLIFF STREET

Parcel ID No. 5954-27-799935

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Fadil and Lendita Mavraj (the "Applicant"), for the conversion of a one-family dwelling to a two-family dwelling (the "Proposed Action" or "Project") on property located at 6 Cliff Street in the Transitional (T) Zoning District and designated on the City tax map as **Parcel ID 5954-27-799935** (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application materials, correspondence, and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board which consist of two Sheets titled "Site Plan Application," prepared by Aryeh Siegel, Architect, dated June 24, 2025, last revised August 26, 2025; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, on May 20, 2025 the City of Beacon ZBA granted the following area variances:

1. Rear yard setback variance to allow 10.7 feet where 20 feet is required
2. Lot area per dwelling unit variance to allow 1,641.5 square feet per dwelling unit where 2,500 square feet per dwelling unit is required
3. Building coverage variance to allow 44.5% where a maximum of 40% is allowed; and

WHEREAS, the Planning Board reviewed the application at its meetings on July 8, 2025, August 12, 2025 and September 9, 2025; and

Site Plan Approval
6 Cliff Street

WHEREAS, on August 12, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on August 12, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards and requirements as set forth in the City of Beacon Zoning Code § 223-25.E; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 2 off-street parking spaces (1 space per dwelling unit) and a maximum of 6 off-street parking spaces (3 spaces per dwelling unit) are permitted, and the Planning Board hereby determines that 2 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development due to the availability of public parking in proximity to the Property. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 2 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval to convert an existing single-family dwelling to a two-family dwelling on property located at 6 Cliff Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project shall meet all conditions contained in such approvals, as required therein.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ

Site Plan Approval

6 Cliff Street

Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the one new dwelling unit in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

2. All application review fees shall be paid in full.

C. The following are general conditions which shall be fulfilled:

1. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
2. A copy of this Resolution shall be attached to the Certificate of Occupancy.
3. Vegetation shown on the Landscape Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.
4. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.
5. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.
6. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees

Site Plan Approval
6 Cliff Street

shall be paid by the Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

7. Failure to adhere to the conditions set forth in this Resolution and/or the approved Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, Certificates of Occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Site Plan drawings approved herein.
8. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.
9. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
10. The approval granted by this resolution does not supersede the authority of any other entity.
11. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: September 9, 2025
Beacon, New York


John Gunn, Chairman
City of Beacon Planning Board

SEPTEMBER 15, 2025
Dated

Motion by Mr. Warner, seconded by Mr. Jensen:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting EXCUSED

Site Plan Approval

6 Cliff Street

Karen Quiana Voting AYE
James Vermeulen Voting AYE

John Gunn, Chairman

Voting AYE

Resolution: Approved 6-0