



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

December 16, 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 September 16, 2025, minutes

Approval of the November 18, 2025, minutes

Regular Meeting

1. Continue review and continue 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)
2. Review and public hearing on application submitted by Kevin and Sarah Wolff, 44 Lafayette Avenue, Tax Grid No. 5955-19-637144, in the R1-7.5, to allow for the construction of additions to the rear and to the side of the existing structure, which requires relief from the following: a) Section 223-17, Attachment 1, to allow for a rear yard setback of 17.25 feet (25 ft is required), b) Section 223-17, Attachment 1, to allow for a side yard setback of 7.25 feet (10 ft is required), c) Section 223-17, Attachment 1, to allow for 31.94% building coverage (30% is the maximum percentage allowed)

City of Beacon Zoning Board of Appeals Agenda
12/16/2025

Title:

Continue review and continue 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 12.16.25 plans.pdf](#)

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	All Other			
R1-10	10,000	10,000	85	100	20	15	35	xxx	2.5 / 35	N.A.	25%	1	xxx	R1-10

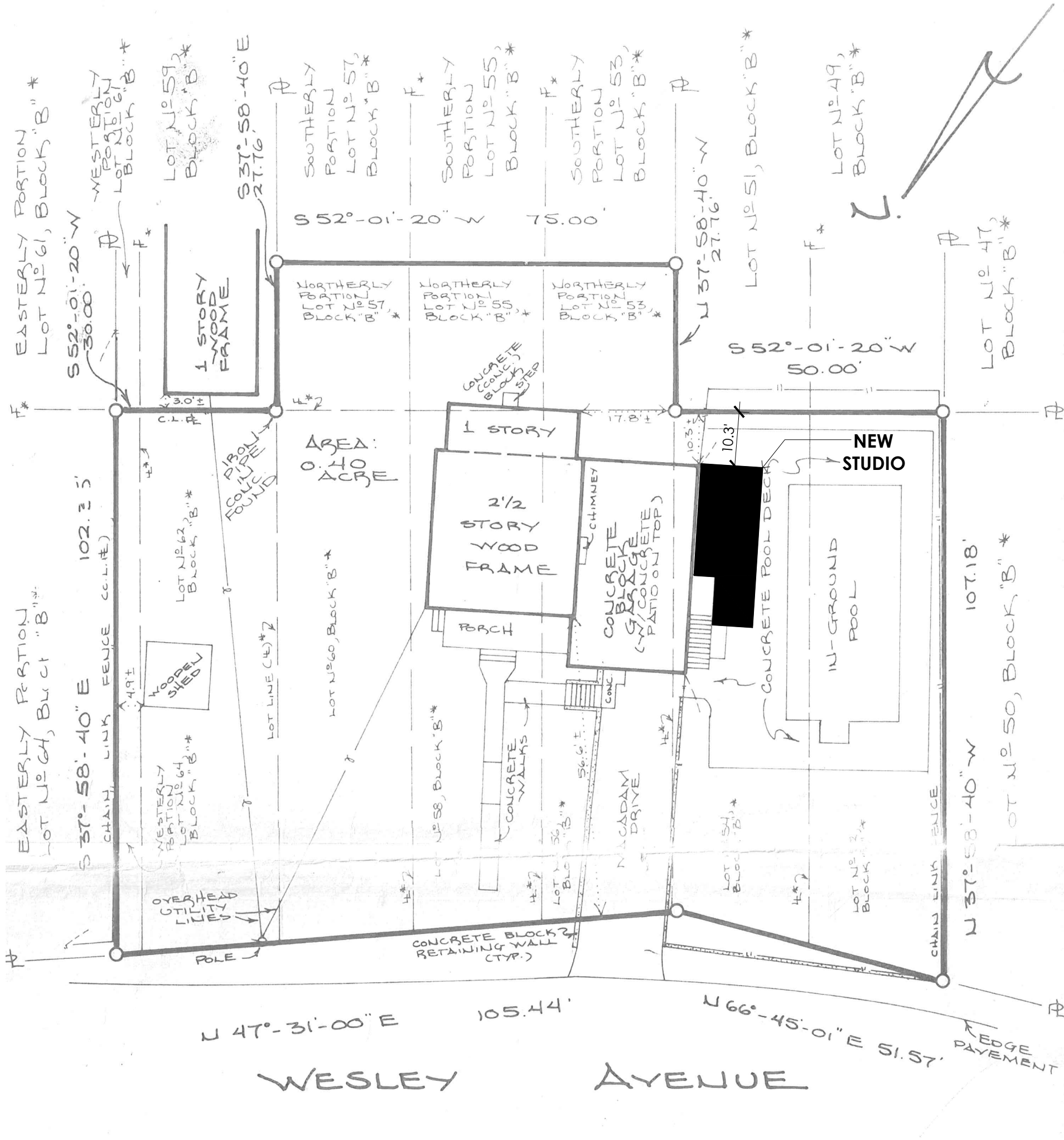
Building Coverage: 12.92%
Residence (including addition): 2250.375 sq. ft.
Actual Lot Size: 17424 sq. ft.
Actual Lot Width: 135'
Actual Lot Depth: 134.94'



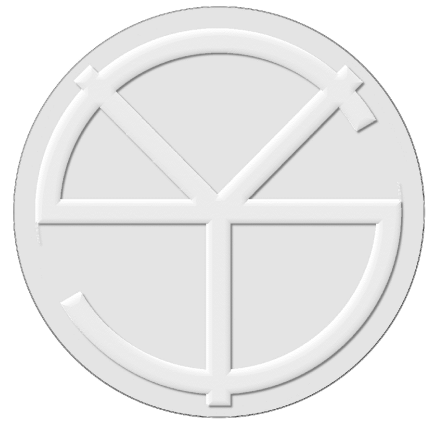
2 EXISTING SOUTH ELEVATION
1/4"=1'-0"



3 EXISTING SOUTH ELEVATION
1/4"=1'-0"



1 SITE PLAN
1"=20'



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
11.22.25 Issued to Owner

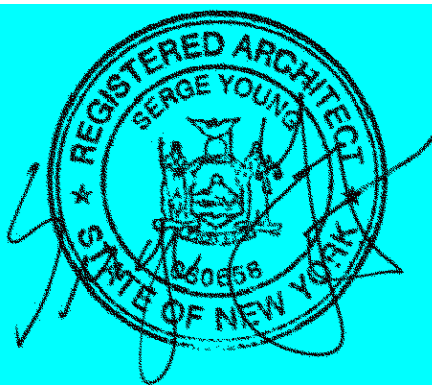
STIM

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"



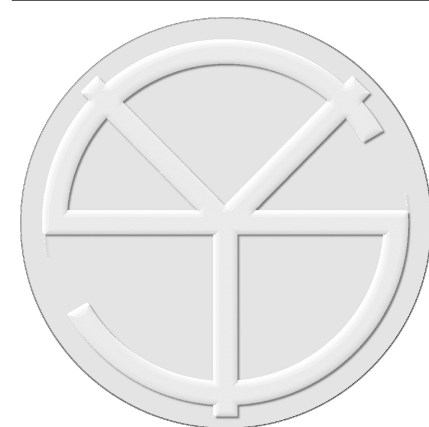
2 EXISTING WEST ELEVATION
1/4"=1'-0"



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



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



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PROJECT LOCATION:
68 Wesley Avenue
Beacon, New York 12508

Drawing Title:
NORTH & WEST ELEVATIONS

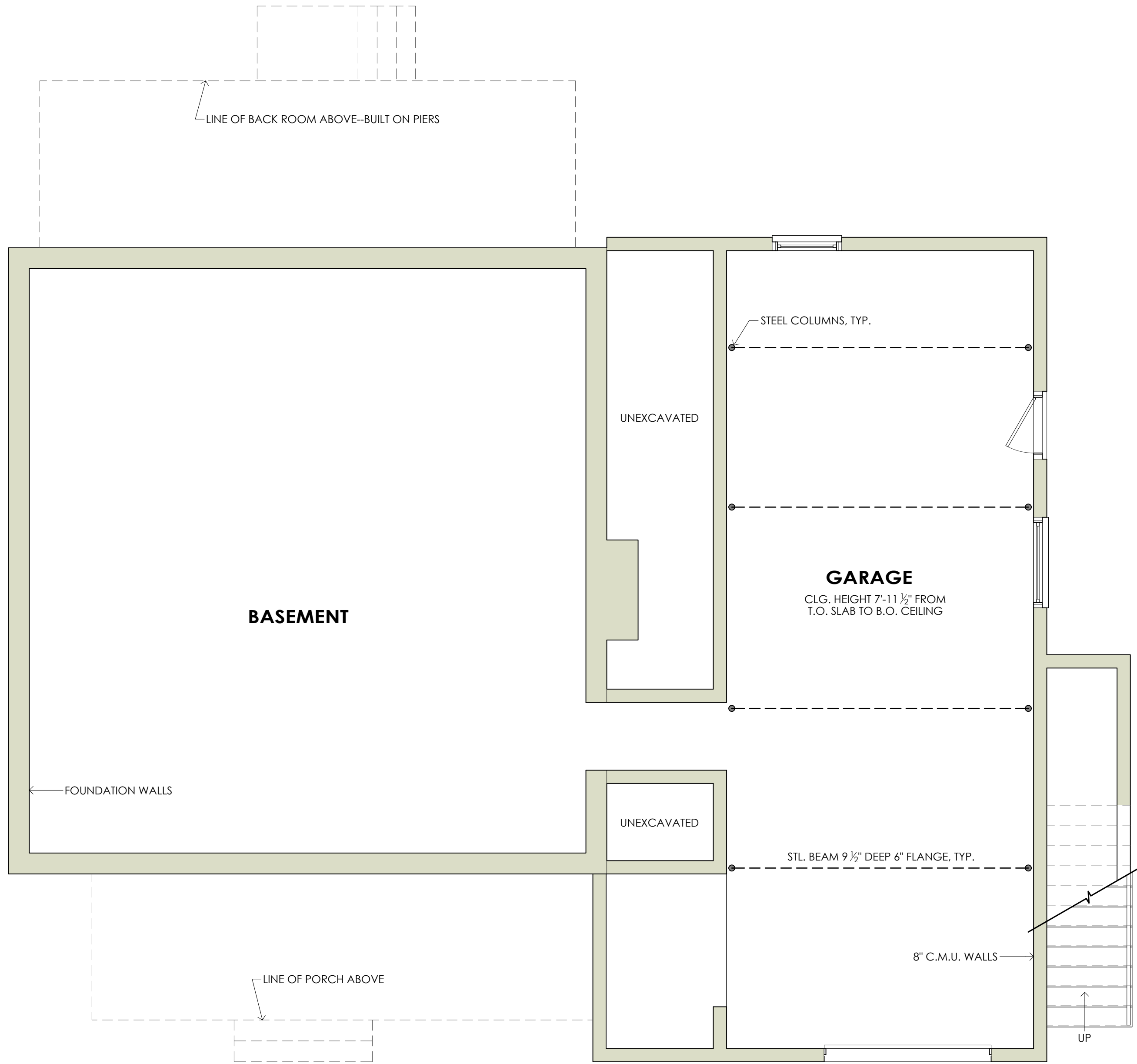
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Date:
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Drawn by:
SY
Checked by:
SY



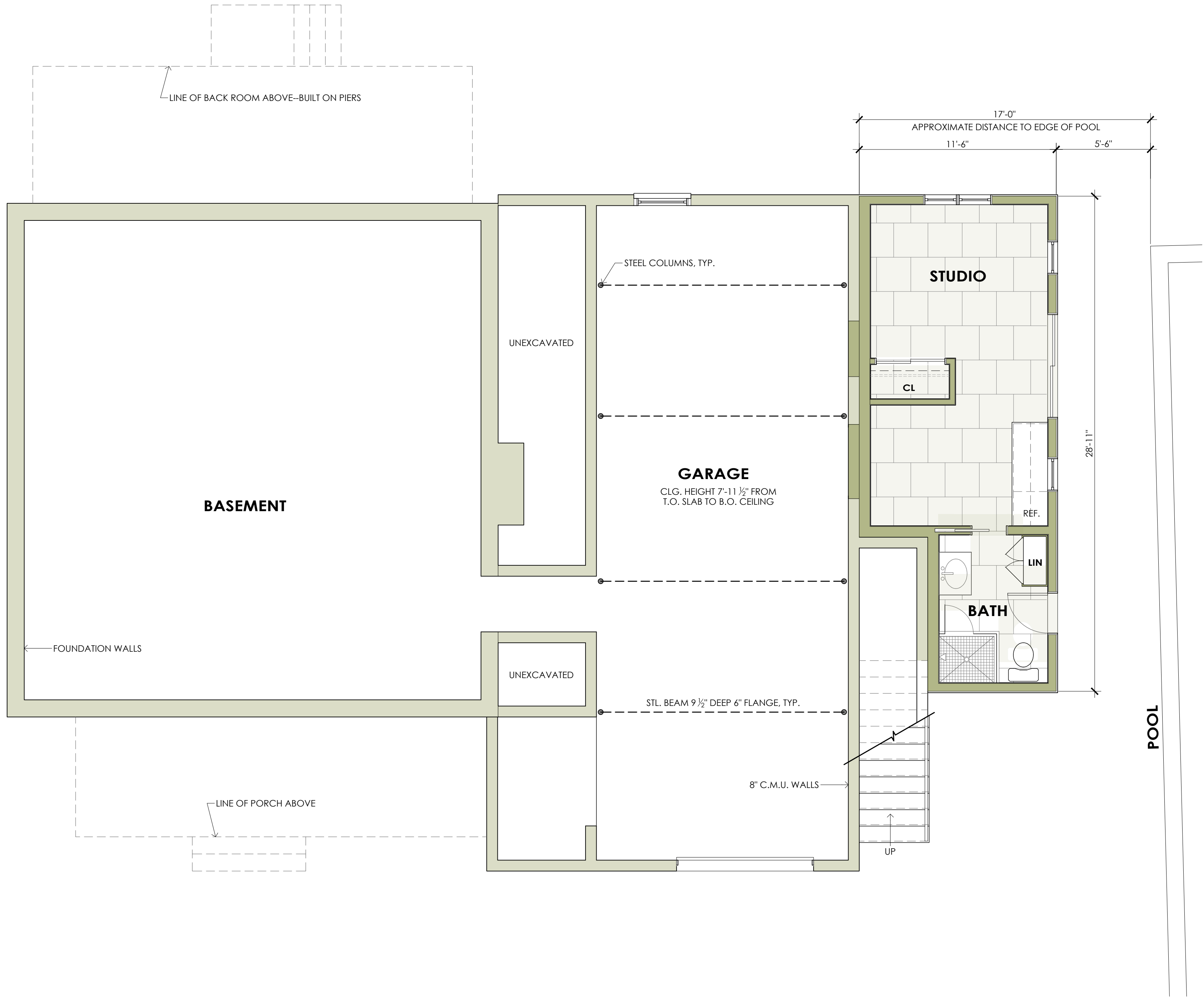
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Number of Sheets:



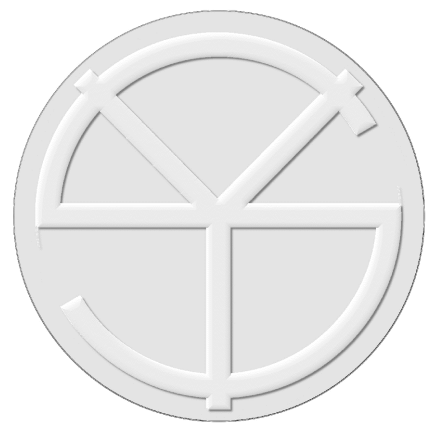
1 EXISTING BASEMENT PLAN
1/4"=1'-0"



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

SCHEDULE:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW DOORS
- EXISTING DOORS



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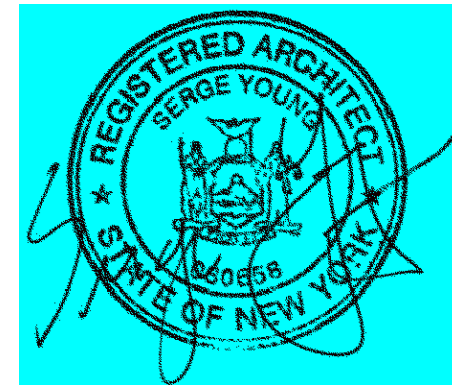
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Addition to Residence for Barbi Jo Stim

PROJECT LOCATION:
68 Wesley Avenue
Beacon, New York 12508

Drawing Title:
BASEMENT PLANS

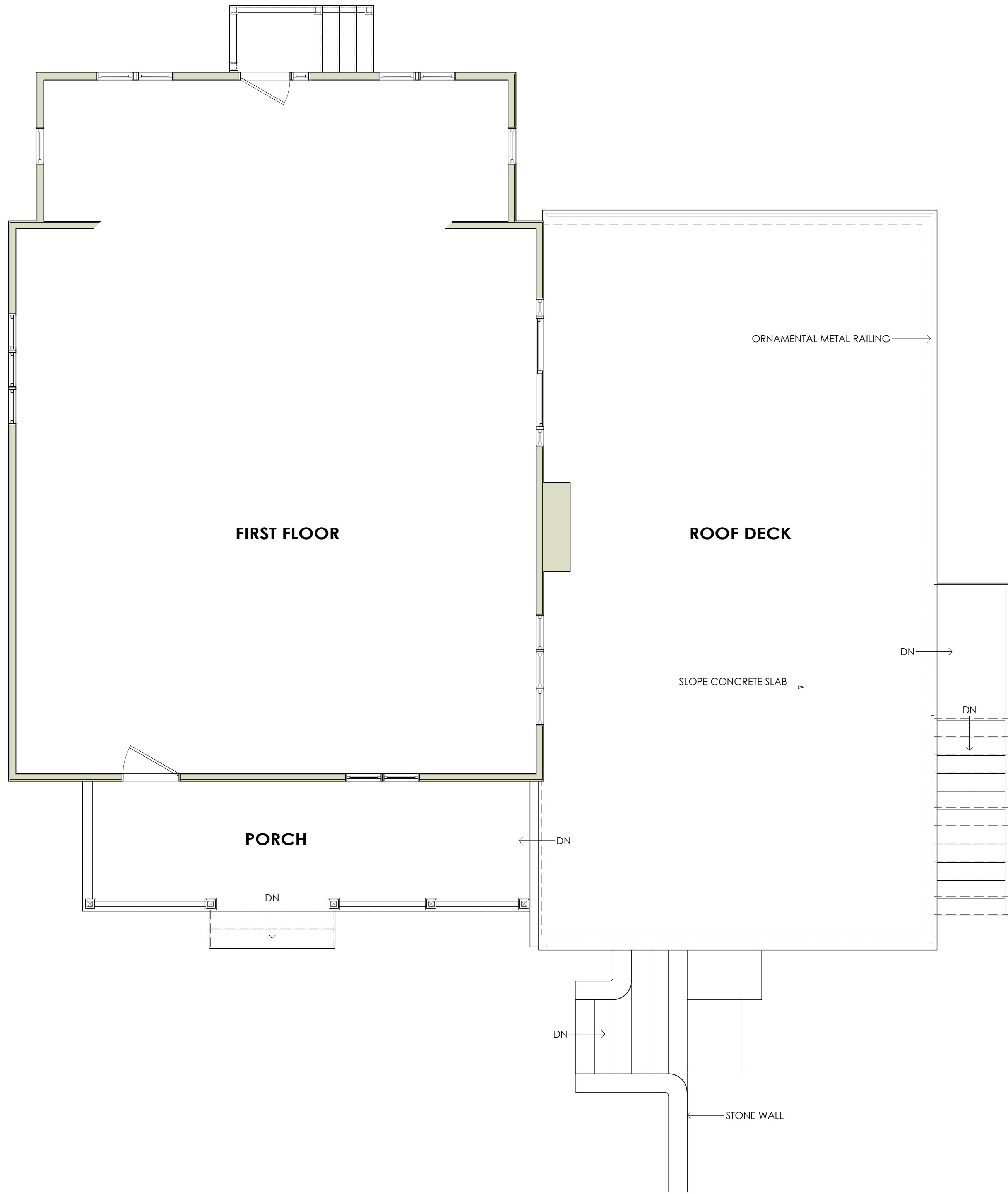
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0067
Date:
Stim_ZBA.dwg
Drawn by:
SY
Checked by:
SY



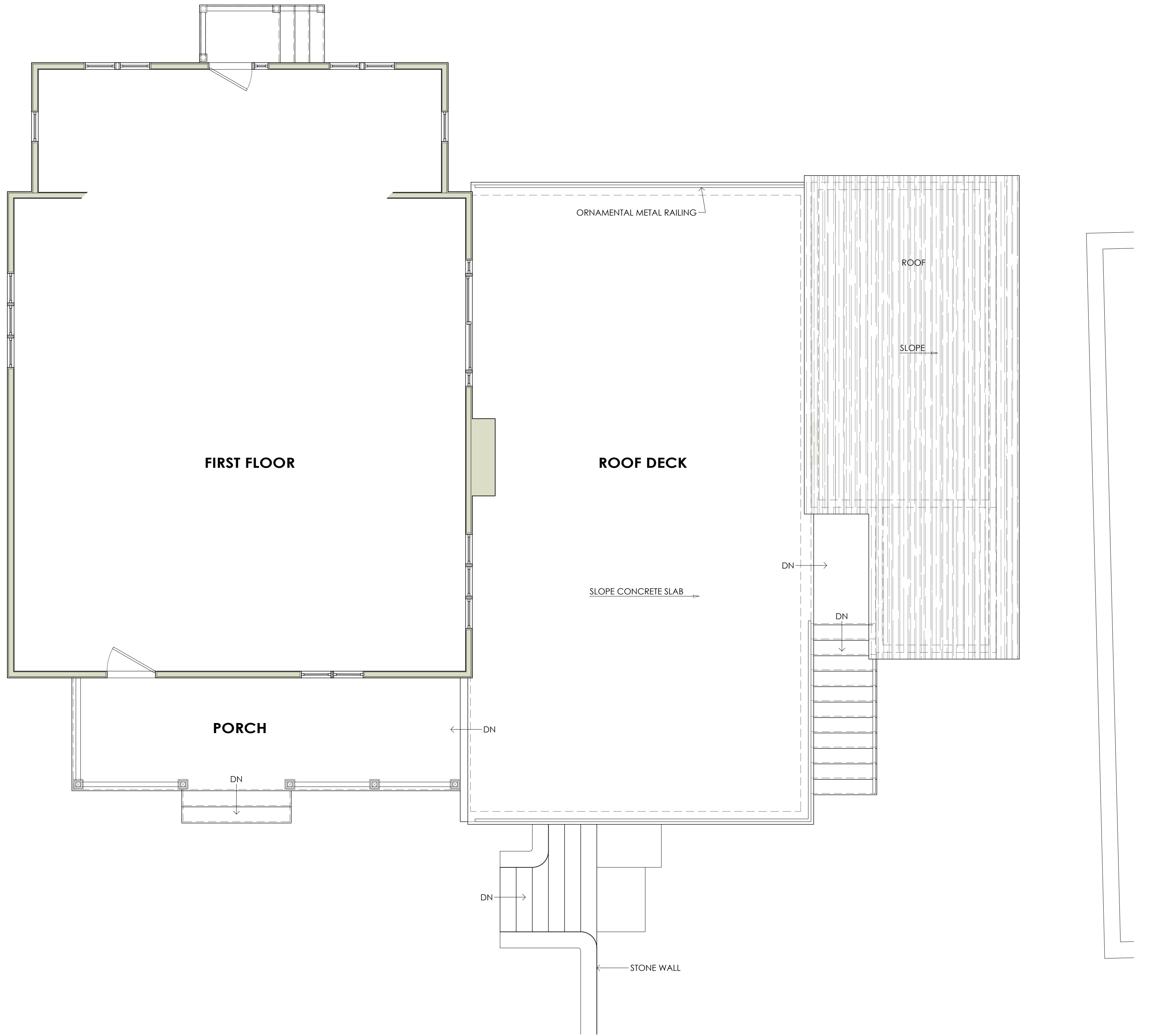
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Number of Sheets:

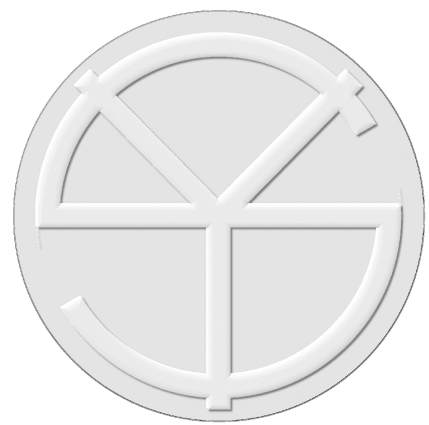


1 EXISTING 1ST FLOOR PLAN
1/4"=1'-0"



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 Zoning Board of Appeals Agenda
12/16/2025

Title:

Review and public hearing on application submitted by Kevin and Sarah Wolff, 44 Lafayette Avenue, Tax Grid No. 5955-19-637144, in the R1-7.5, to allow for the construction of additions to the rear and to the side of the existing structure, which requires relief from the following: a) Section 223-17, Attachment 1, to allow for a rear yard setback of 17.25 feet (25 ft is required), b) Section 223-17, Attachment 1, to allow for a side yard setback of 7.25 feet (10 ft is required), c) Section 223-17, Attachment 1, to allow for 31.94% building coverage (30% is the maximum percentage allowed)

ATTACHMENTS

[44 Lafayette ZBA 12.16.25 app - plans redacted2.pdf](#)

[44 Lafayette ZBA 12.16.25 PH public comment Stevenson.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Kevin & Sarah WolffADDRESS: 44 Lafayette AveTELEPHONE: [REDACTED]Beacon, NY 12508E-MAIL: [REDACTED]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: R1-7.5ZONING DISTRICT: 7.5TAX MAP DESIGNATION: SECTION 5955BLOCK 19 LOT 637144

Section of Zoning Code appealed from or Interpretation desired:

Per §223-17, Attachment 1, the minimum rear yard setback is 25 feet. The proposed addition would be located 17.25 feet from the rear property line, requiring a variance of 7.75 feet.

Per §223-17, Attachment 1, the maximum percent building coverage is 30%. The lot is 5,000 square feet, allowing 1,500 square feet of coverage. Your proposal covers 31.44% (1,572 square feet) and requires a variance of 1.44% (72 square feet).

Reason supporting request:

We are requesting a variance for the minimum rear setback and for building coverage due to the unique constraints of our lot. The combination of the lot's depth, existing topography, and the placement of essential site features creates a practical difficulty in meeting the standard requirements. The proposed design maintains compatibility with surrounding properties and does not adversely affect neighboring lots, light, air, or privacy. Granting this variance will allow for a reasonable and functional use of the property while preserving the character of the neighborhood.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:Site Plan including elevations and surveyDate: 11/22/2025

[Signature]
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: Kevin Wolff & Sarah Wolff

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:

44 Lafayette Ave, Beacon NY 12508

Applicant Address: 44 Lafayette Ave, Beacon NY 12508

Project Address: 44 Lafayette Ave, Beacon NY 12508

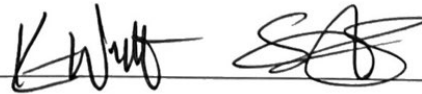
Project Tax Grid # 5955-19-637144-0000

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, Kevin & Sara Wolff, 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 | <u>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>X</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>X</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>X</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</u> |



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	YES	Initial
___	___	___
___	___	___
___	___	___

FOR OFFICE USE ONLY

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: Kevin & Sarah WolffAddress of Applicant: 44 Lafayette AveTelephone Contact Information: [REDACTED]**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.
Kevin & Sarah Wolff	44 Lafayette Ave	[REDACTED]	Purchase	05/19/2017 Beacon

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.

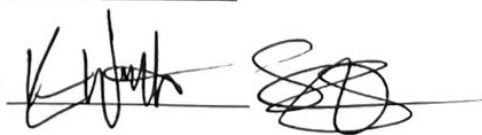
Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

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, Kevin & Sarah Wolff being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Kevin & Sarah Wolff
(Signature) 



**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*

November 21, 2025
Amended December 5, 2025

Kevin Wolff
44 Lafayette Avenue
Beacon, NY 12508

Re: 44 Lafayette Avenue (SBL #5955-19-637144)

To Whom It May Concern:

Reference is made to your submission for a building permit to construct additions to the rear and to the side of the existing structure located at 44 Lafayette Avenue, Beacon, NY 12508. The property is located in the R1-7.5 Zoning District (One-Family - 7,500 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 25 feet. The proposed addition would be located 17.25 feet from the rear property line, requiring a variance of 7.75 feet.
- Per §223-17, Attachment 1, the minimum side yard setback is 10 feet. The proposed addition would be located 7.25 feet from the side property line, requiring a variance of 2.75 feet.
- Per §223-17, Attachment 1, the maximum percent building coverage is 30%. The lot is 5,000 square feet, allowing 1,500 square feet of coverage. Your proposal covers 31.94% (1,597 square feet) and requires a variance of 1.94% (97 square 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
Bryan Murphy
Building Inspector/Zoning Administrator
NYS Certification #0312-0024

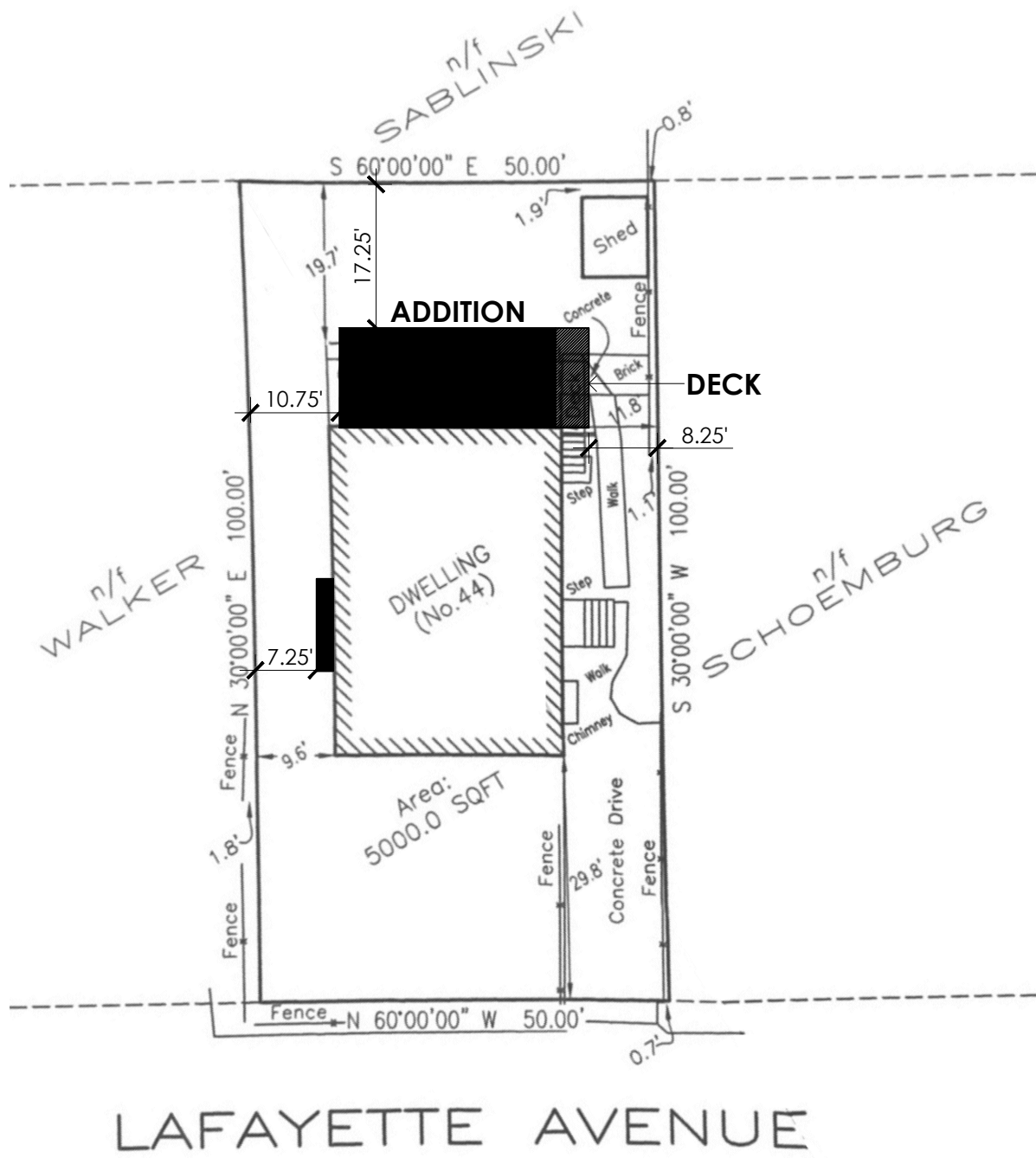
BM/mp

SCHEDULE OF DIMENSIONAL REGULATIONS

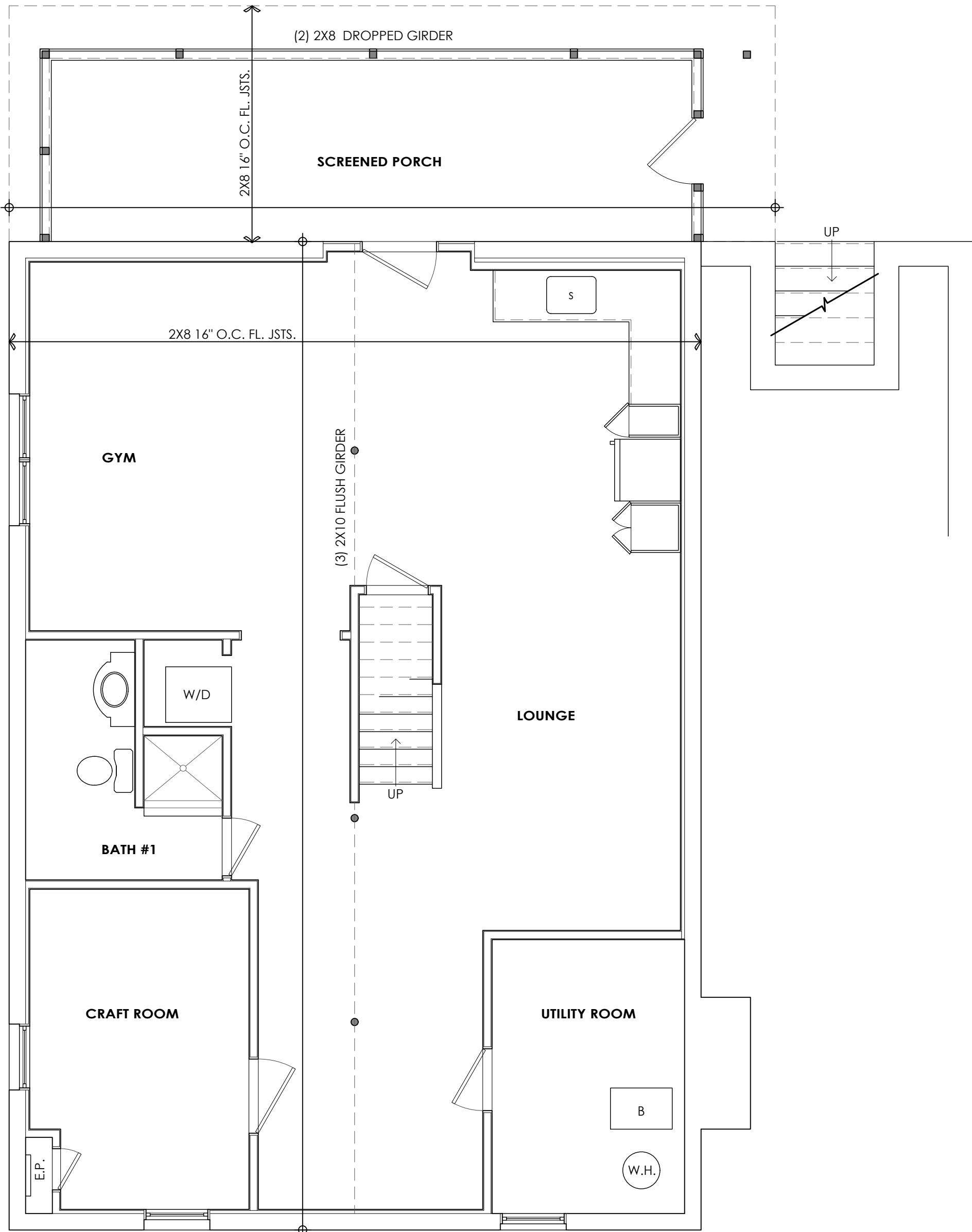
Zoning District	Minimum Lot Size Area				Minimum Yards			Minimum Distance Between Building Same Lot	Maximum Height Main Building	Maximum Percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District
	Area (sq. ft.)	Per Unit (sq. ft.)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)			Multifamily	All Other			
R1-7.5	7,500	7,500	75	100	15	10	25	xxx	2.5 / 35	N.A.	30%	1	xxx	R1-7.5

Building Coverage: 29.3%
Residence (including addition): 1465 sq. ft.

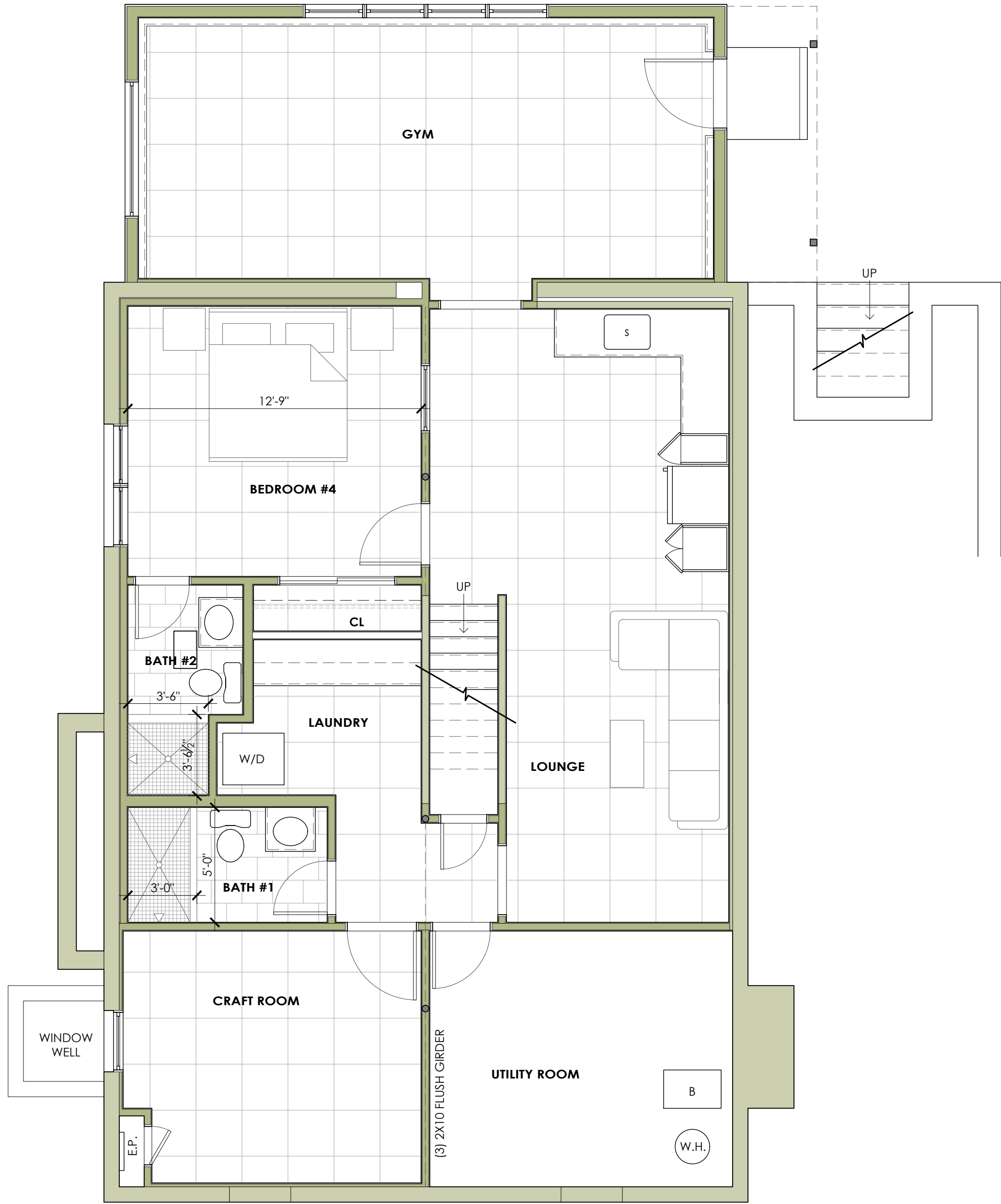
Actual Lot Size: 5000 sq.ft.
Actual Lot Width: 50'
Actual Lot Depth: 100'



1 SITE DIAGRAM
1"=20'



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



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

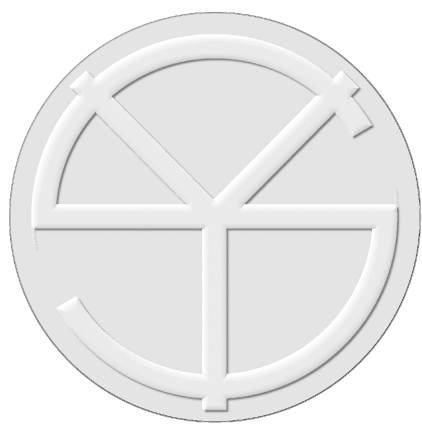
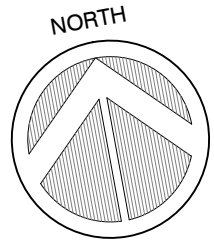
SCHEDULE:

EXISTING CONSTRUCTION

NEW FRAMED CONSTRUCTION

NEW DOORS

EXISTING DOORS



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10.20.25 Issued to Buildg. Dept.
11.24.25 Issued for ZBA

WOLFF

PROJECT DESCRIPTION:
ADDITION & ALTERATION TO RESIDENCE
FOR SARAH & KEVIN WOLFF

PROJECT LOCATION:
44 Lafayette Avenue
Beacon, New York 12508

Drawing Title:
BASEMENT FLOOR PLANS
& SITE DIAGRAM

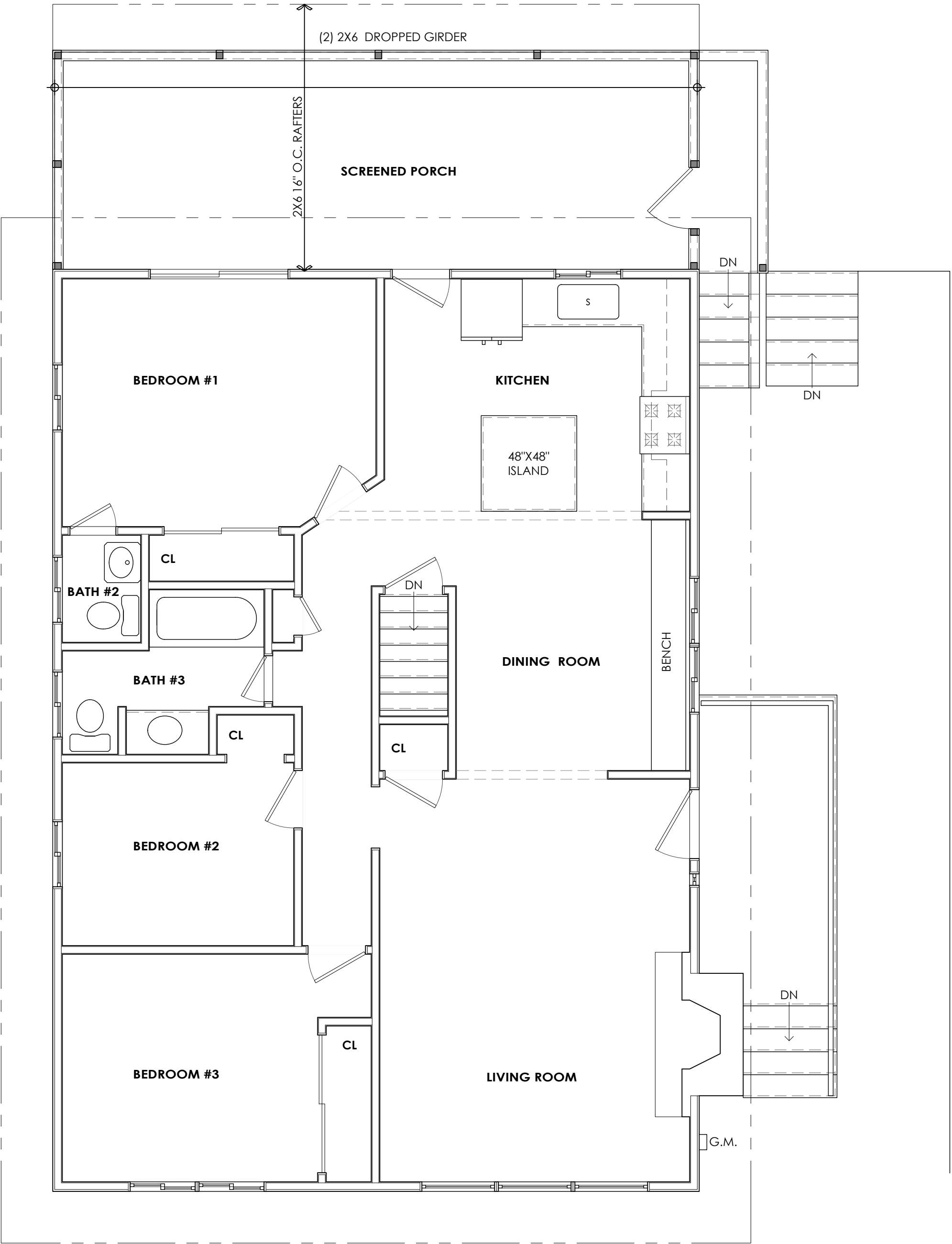
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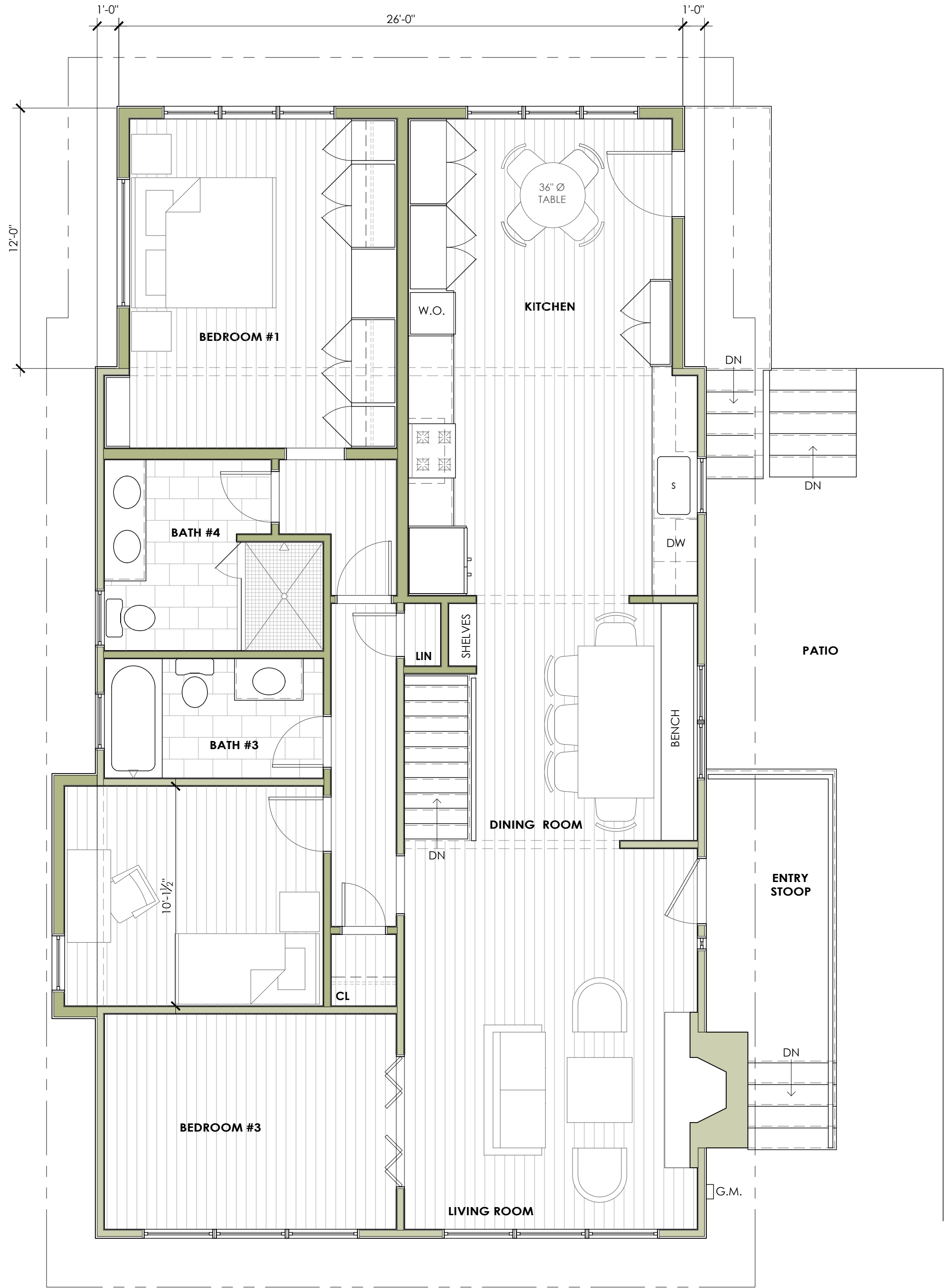
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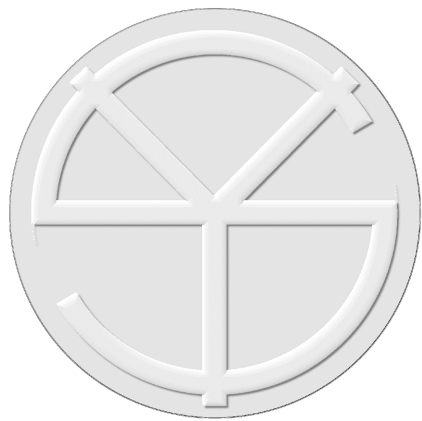


1 EXISTING 1ST FLOOR PLAN
1/4"=1'-0"



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

- SCHEDULE:**
- EXISTING CONSTRUCTION
 - NEW FRAMED CONSTRUCTION
 - NEW DOORS
 - EXISTING DOORS



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WOLFF

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ADDITION & ALTERATION TO RESIDENCE
FOR SARAH & KEVIN WOLFF

PROJECT LOCATION:
44 Lafayette Avenue
Beacon, New York 12508

Drawing Title:
1ST FLOOR PLANS

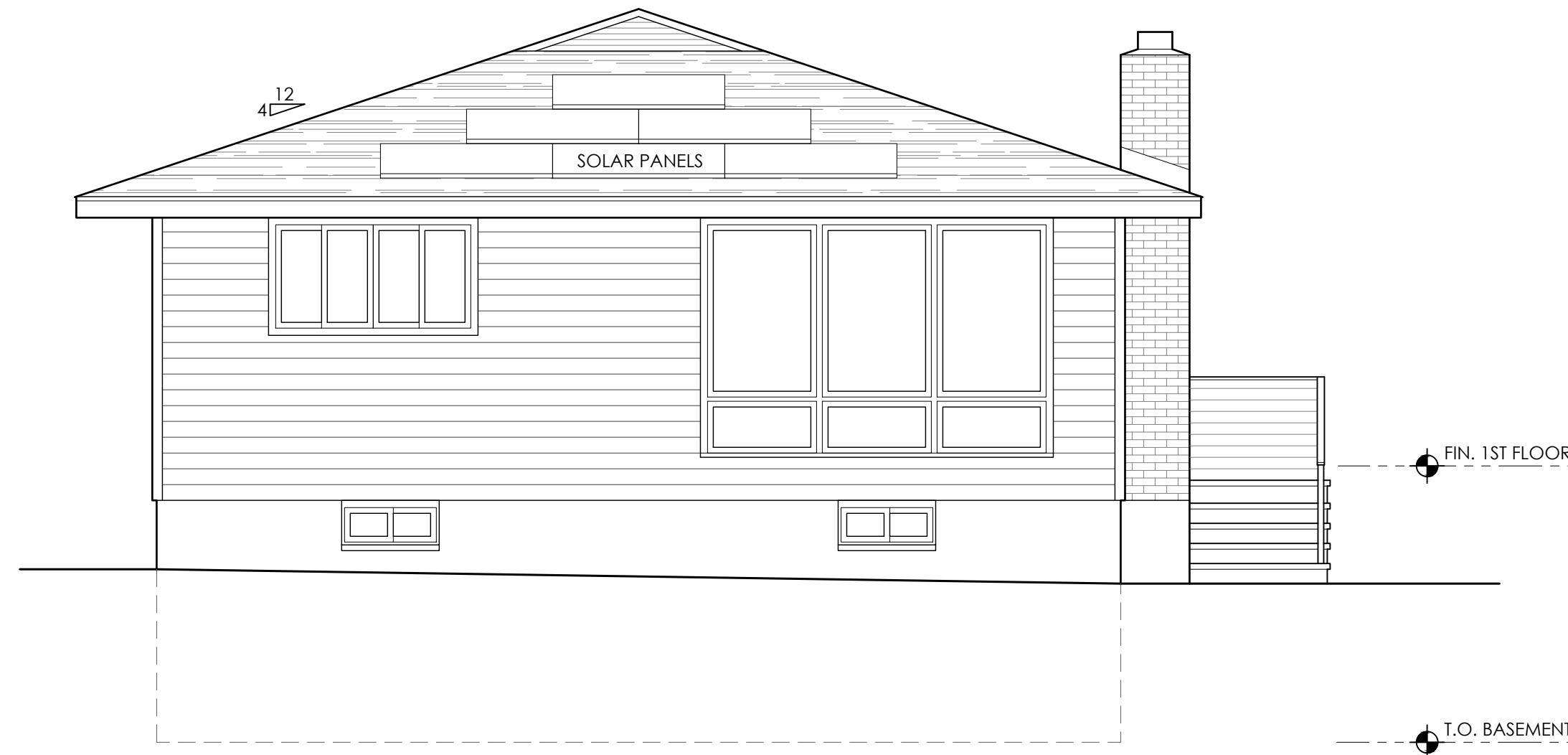
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Date:
SY
Wolff_ZBA.dwg

Drawn by:
SY
Checked by:

Drawing number:

A2

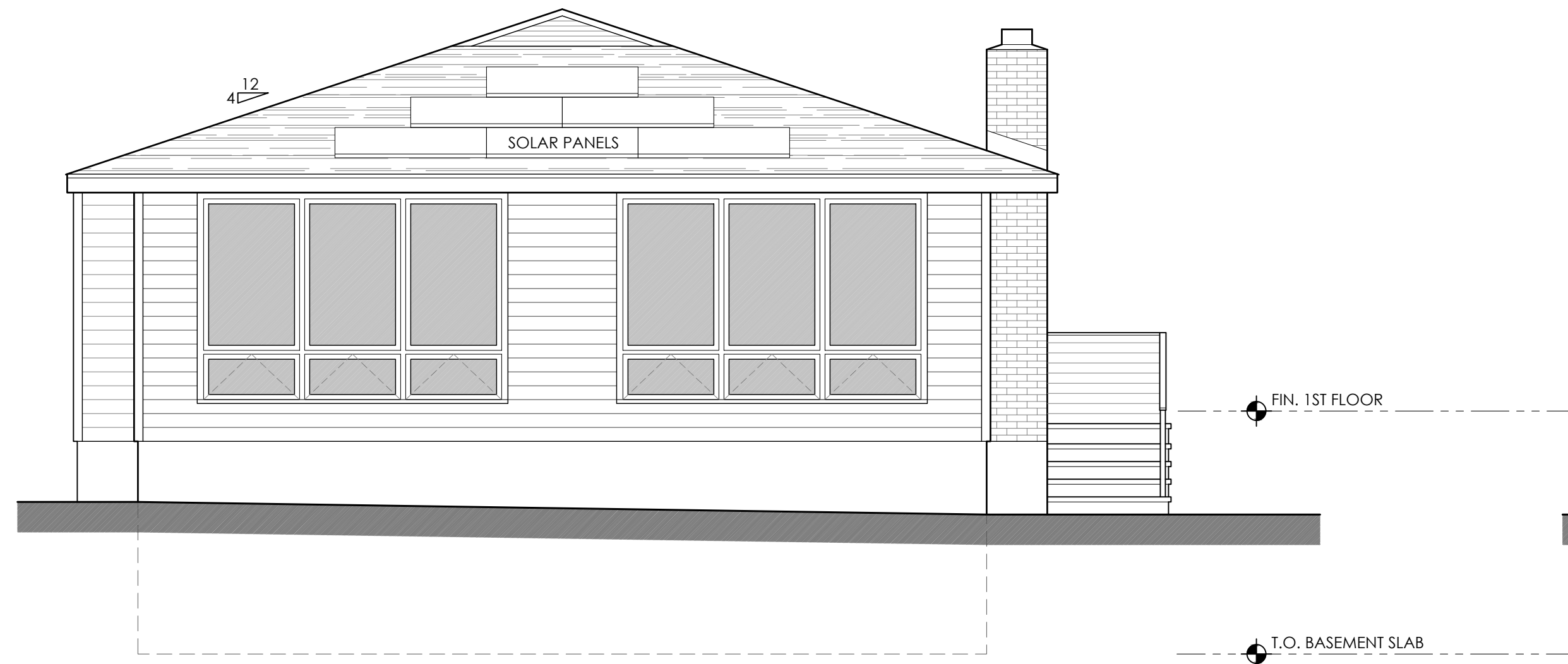
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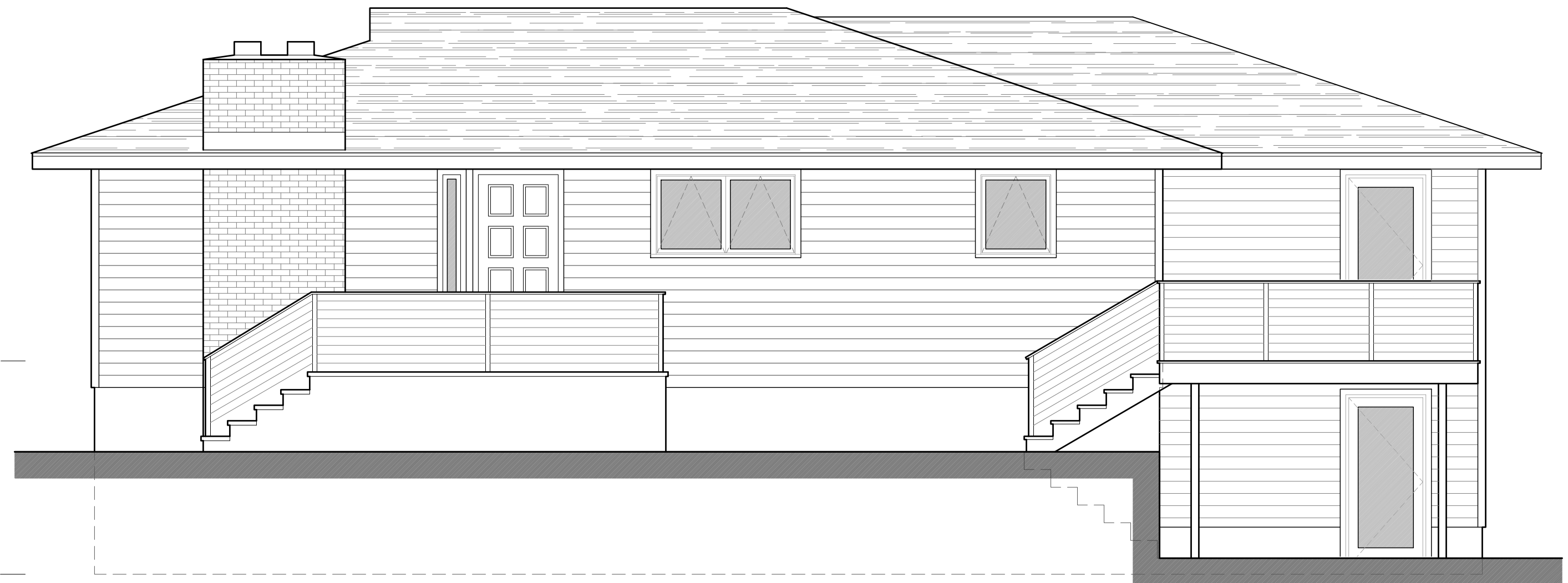
1 **EXISTING SOUTH ELEVATION**
1/4"=1'-0"



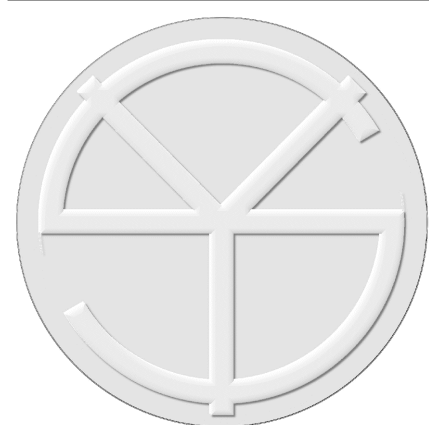
2 **EXISTING EAST ELEVATION**
1/4"=1'-0"



3 **PROPOSED SOUTH ELEVATION**
1/4"=1'-0"



4 **PROPOSED EAST ELEVATION**
1/4"=1'-0"



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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
08.27.25 Issued to Owner
11.24.25 Issued for ZBA

WOLFF

PROJECT DESCRIPTION:

ADDITION & ALTERATION TO RESIDENCE
FOR SARAH & KEVIN WOLFF

PROJECT LOCATION:

44 Lafayette Avenue
Beacon, New York 12508

Drawing Title:

SOUTH & EAST ELEVATIONS

Project number:
0066

Date:
SY

Wolff_ZBA.dwg

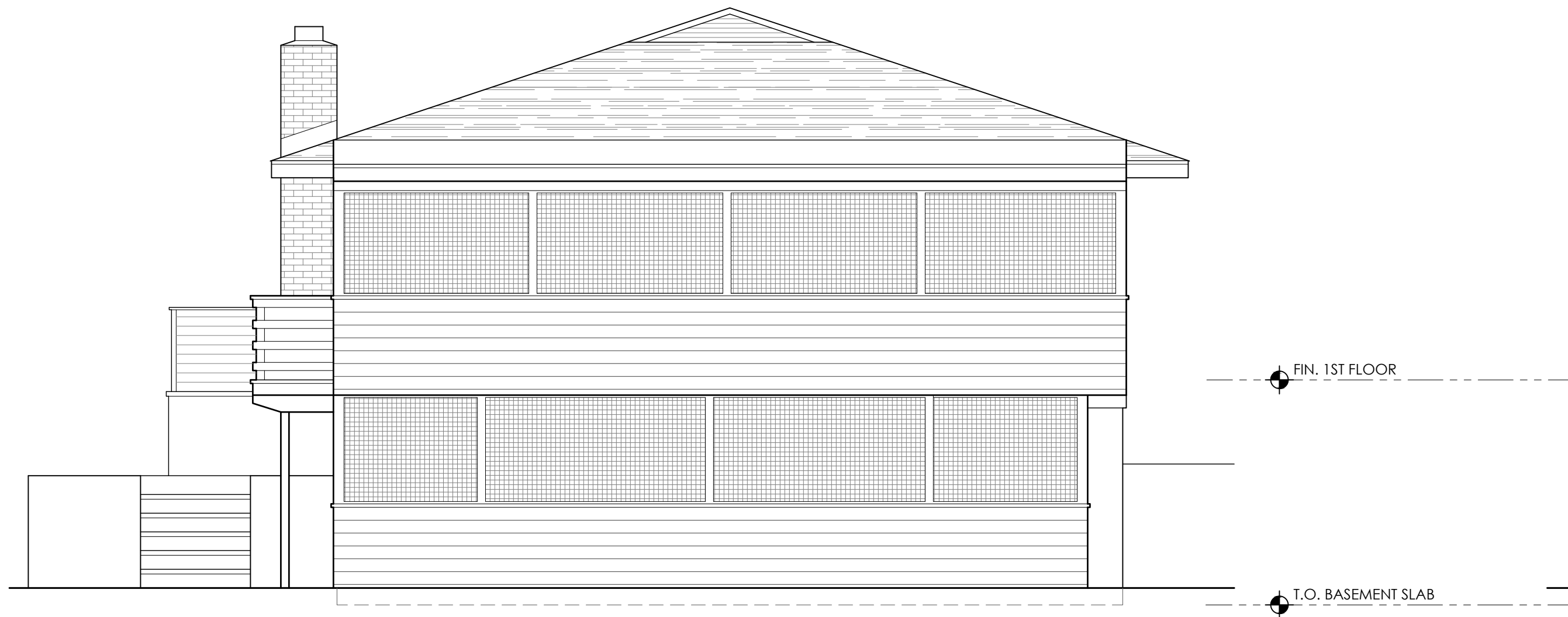
Drawn by:
SY

Checked by:

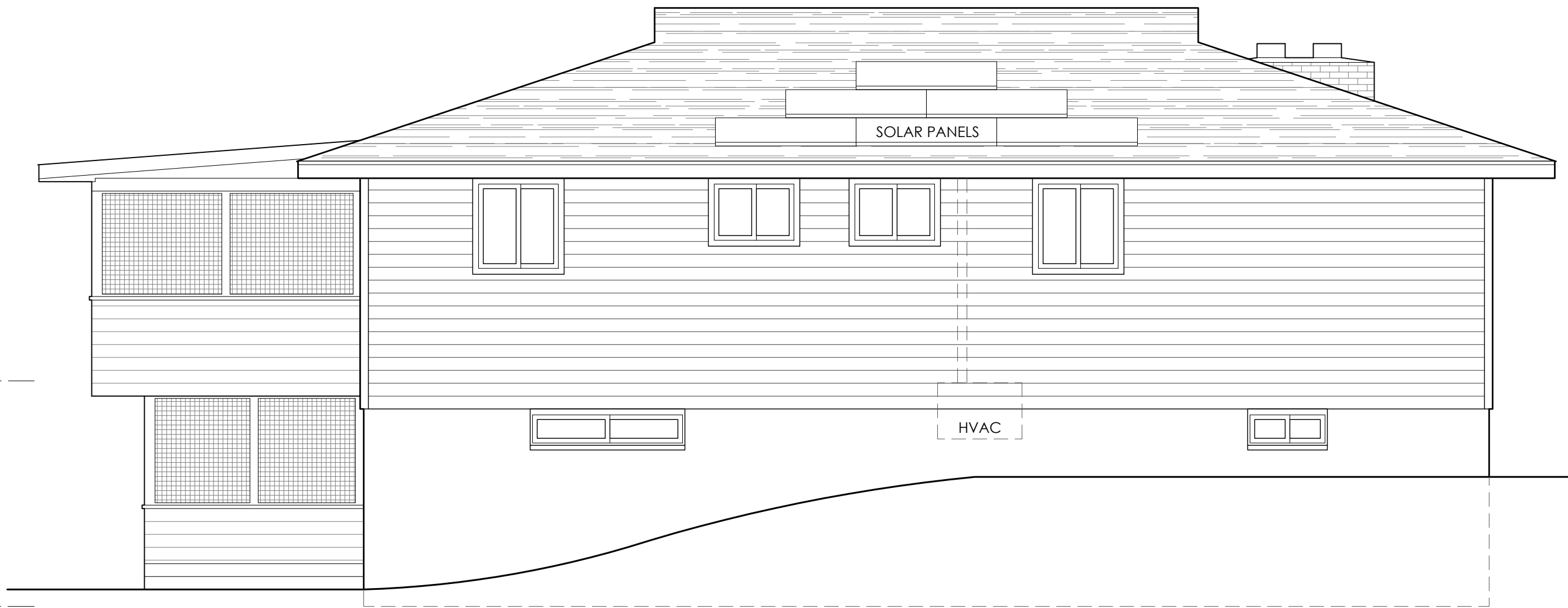
Drawing number:

A3

Number of Sheets:



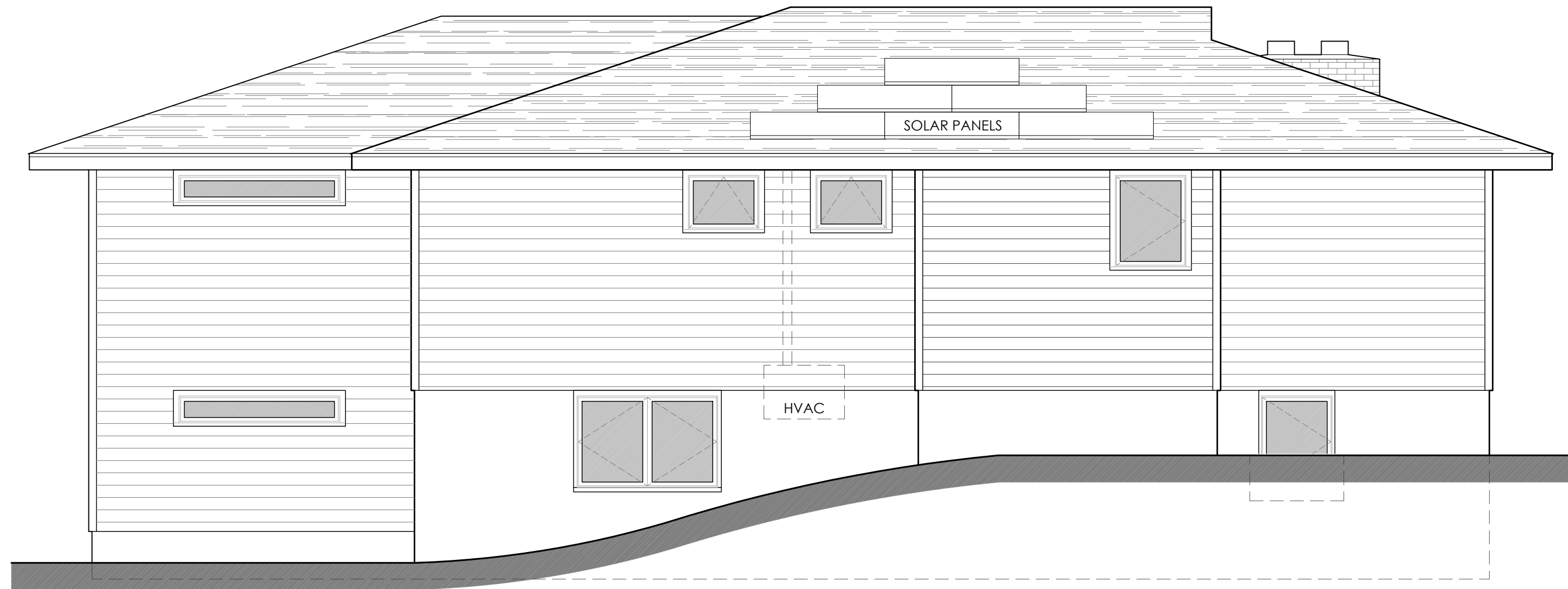
1 **EXISTING NORTH ELEVATION**
1/4"=1'-0"



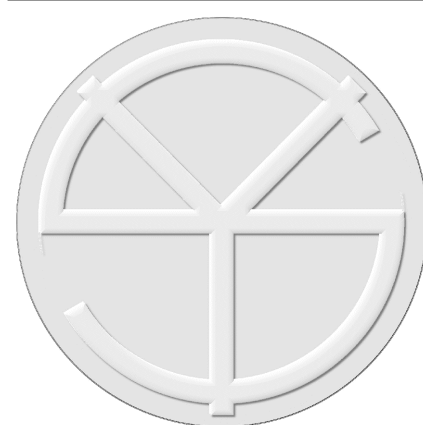
2 **EXISTING WEST ELEVATION**
1/4"=1'-0"



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



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



SERGE YOUNG, ARCHITECT

Comprehensive Architectural Design

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

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FOR SARAH & KEVIN WOLFF

PROJECT LOCATION:
44 Lafayette Avenue
Beacon, New York 12508

Drawing Title:
NORTH & WEST ELEVATIONS

Project number:
0066
Date:
SY
Wolf_ZBA.dwg

Drawn by:
SY
Checked by:

Drawing number:

A4

Number of Sheets:

1. COPYRIGHT OICLE LAND SURVEYING, PC. ALL RIGHTS RESERVED.

2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

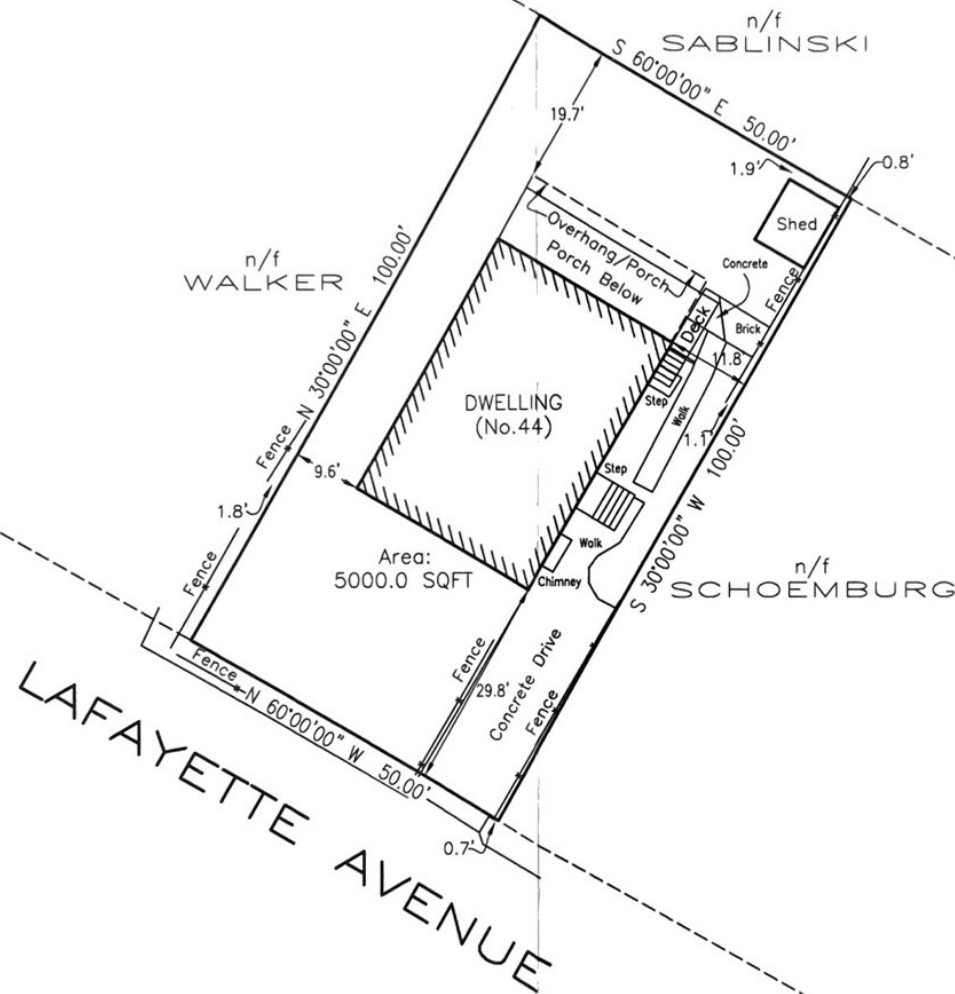
EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

BOUNDARY DEPICTED AS LOT NUMBER 23 AS SHOWN ON CERTAIN MAP ENTITLED "COPY OF MAP LOTS OWNED BY FRANK PERRIN, ETC." FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1889 AS MAP NUMBER 388



57 Smith Crossing Road, Wappingers Falls, NY 12590 - (845) 293-0831

Robert F. Oicle
ROBERT F. OICLE, PLS
NYS LIC# 050962

CERTIFY TO:
BUYER: KEVIN WOLFF & SARA A. WOLFF
LENDER: CITIBANK, N.A.
TITLE: RIVER CITY ABSTRACT OF HUDSON VALLEY, INC./STEWART TITLE
INSURANCE COMPANY, TITLE #RCA-ST-55237
SELLER: MARILYN EGAN

SURVEY OF PROPERTY
PREPARED FOR
KEVIN WOLFF & SARA A. WOLFF

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK
PARCEL NUMBER: 130200-5955-19-637144
SCALE: 1" = 20'
SURVEY DATE: 2017-04-24

From: [Marlee Stevenson](#)
To: [Mercedes Perez](#)
Subject: Comment on Variance Application for 44 Lafayette Ave
Date: Monday, December 15, 2025 1:10:39 PM

Hello,

I am a neighboring property owner to the applicant requesting a variance for relief from Section 223-17 Attachment 1 to allow the construction of additions to the rear and side of the existing structure. I would like to express that I have no objections to the proposed variance and am fully supportive of the applicants moving forward with their plans.

Please let me know if any further information is needed.

Thank you,
Marlee Stevenson
40 Lafayette Ave, Beacon, NY 12508
440-666-6368