



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**October 20, 2026
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet on Tuesday, October 20, 2026, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of the August 18, 2026, minutes

Approval of the September 15, 2026, minutes

Regular Meeting

1. Continue public hearing on application submitted by Jonas Concepcion, 39 Masters Place, Tax Grid No. 30-6054-39-257726-00, in the R1-5, to allow for the construction of a driveway in front of the principal building, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C. The driveway, as proposed, would require a 5 ft. side yard variance, as well as a variance for parking in the front yard forward of the principal building.
2. Public hearing on application submitted by Alexander Hochberg, 28 Barrett Place, Tax Grid No. 30-5955-75-829129-00, in the R1-7.5, to allow for the construction of a driveway in front of the principal building, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C. The driveway, as proposed, would require a variance for parking in the front yard forward of the principal building.
3. Public hearing on application submitted by Raz Razzak, 145 Sargent Avenue, Tax Grid No.

30-5954-16-832490-00, in the R1-40, to allow for the installation of a 16 ft. x 20 ft. prefabricated shed on the property, which requires relief from the following: a. Section 223-17 E., Attachment 3, to allow for a rear yard setback of 5 feet (25 ft. required) and b. Section 223-17 E., Attachment 3, to allow for a side yard setback of 5 feet (25 ft. required).

4. ***REMOVED FROM THE AGENDA*** Public hearing on application submitted by 152-158 Fishkill Avenue LLC, 152-158 Fishkill Avenue, Tax Grid Nos. 30-6054-29-041801-00 and 30-6054-29-042814-00, in the T, for reapproval of an area variance relief, originally granted on July 18, 2023, to construct retaining walls proposed in connection with the mixed-use office and residential redevelopment proposal for the premises, which requires relief from the following: Section 223-13 G.(1) to allow for a maximum proposed retaining wall height ranging from 7.5 feet to 15.4 feet (6 feet permitted in side and rear yards).

Miscellaneous Business

1. Consider a request for one (1) six-month extension of a variance approval previously granted for property at 1064 Wolcott Avenue, (Tax Grid No. 30-5954-34-641767-00), submitted by JMARKMNG, LLC.

City of Beacon Zoning Board of Appeals Agenda
10/20/2026

Title:

Continue public hearing on application submitted by Jonas Concepcion, 39 Masters Place, Tax Grid No. 30-6054-39-257726-00, in the R1-5, to allow for the construction of a driveway in front of the principal building, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C. The driveway, as proposed, would require a 5 ft. side yard variance, as well as a variance for parking in the front yard forward of the principal building.

ATTACHMENTS

[39 Masters ZBA 10.20.26 Presentation.pdf](#)

[39 Masters ZBA 10.20.26 neighbor signatures.pdf](#)

Area Variance Request

39 Masters Place

One additional off-street parking space on an existing permeable pad

City of Beacon Zoning Board of Appeals

Continued hearing: Tuesday, October 20, 2026

Applicants: Jonas & Jennifer Concepcion | SBL 6054-39-257726 | Zone R1-5



Relief from § 223-26 B(2), per the Building Inspector's denial of February 27, 2026

A

Side-yard setback

Parking within 5 ft of the west lot line (shared with 35 Masters PI).

B

Front-yard parking

Part of the parked car sits forward of the front wall of the house.

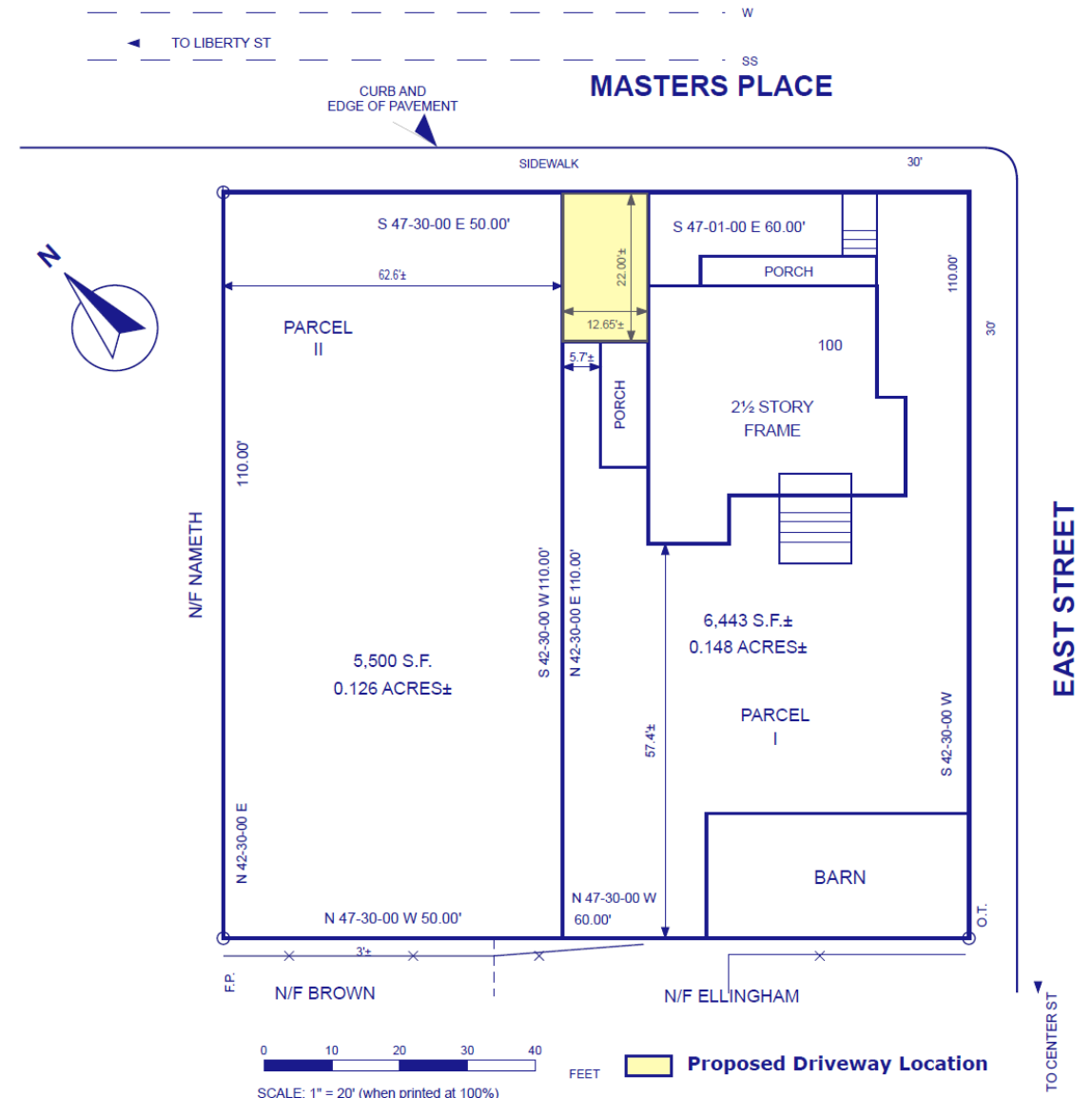
THE PROPOSAL

- **One car.** A single 12 ft x 22 ft space beside the house, ending at the side porch.
- **Already built.** Permeable grass pavers installed in 2023 during the porch repair; no car parked on it.
- **Standard curb cut.** Built to Highway Superintendent specifications (Ch. 100).

39 MASTERS PLACE, CITY OF BEACON, NY

Tax Map 6054-39 | Zone RD-3 | Parcel I and Parcel II

Redrawn from survey by J.D. MacAvery dated May 30, 1987 (rev. 7-13-89)

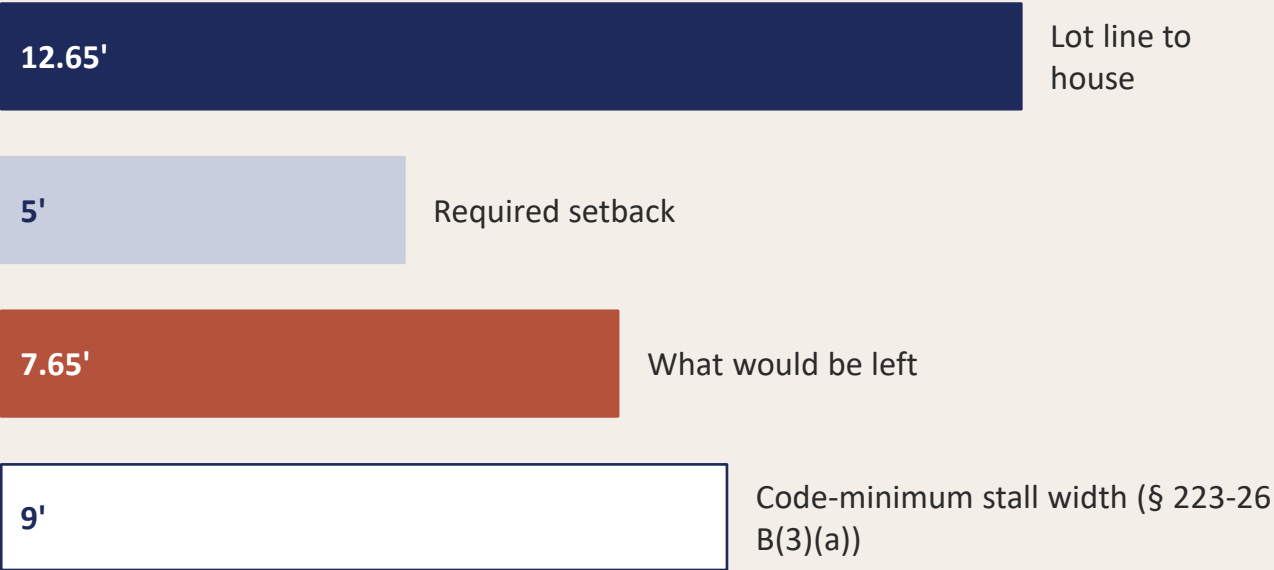


Plot plan redrawn from 1987 survey (add the proposed pad outline)

Why this lot needs relief

The 1987 subdivision left a side strip too narrow for any legal space with a 5-ft setback

THE SIDE STRIP, TO SCALE (WIDTH IN FEET)



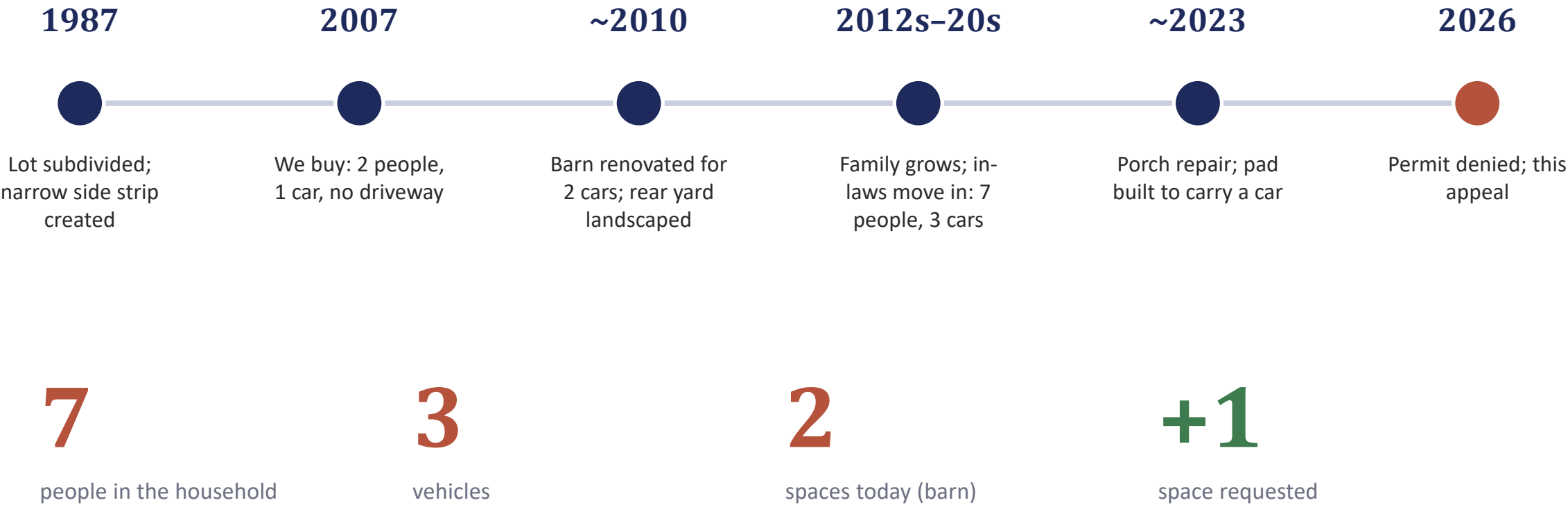
LOT FACTS (1987 SURVEY)

- **Corner lot:** fronts on Masters Place and East Street.
- **House close to the street:** front wall about 14 ft from the Masters Place line.
- **Side porch:** begins about 22 ft back, leaving only 5.7 ft beside it.
- **1987 subdivision:** Parcel II (now 35 Masters Pl) split off 20 years before we bought.

With the full setback, no legal space fits, so some relief is unavoidable.

Our household and this property

How the need for a third space arose (verify all dates before the hearing)



Beacon snow rule: with 2" or more of snow, no on-street parking 9 PM–7 AM. Today 2 cars must go to a municipal lot each storm; with approval, 1.

The area-variance test: § 223-55 C(2)

The Board weighs the benefit to the applicant against any detriment to the neighborhood, considering five factors

1

Neighborhood character

Undesirable change or detriment to nearby properties?

2

Feasible alternative

Can the benefit be achieved another way?

3

Substantial

Is the requested variance substantial?

4

Physical & environmental

Adverse effect on neighborhood conditions?

5

Self-created

Weighed, but not by itself decisive

1 Neighborhood character

Our request matches how most of the neighborhood already parks

THE BOARD ASKS § 223-55 C(2)(b)[1]

Will granting the variance produce an undesirable change in the neighborhood's character or a detriment to nearby properties?

- **33 of 41** neighboring homes (80%) have a driveway at the property line.
- **14 of them** also park in the front yard forward of the house.
- **Same relief:** each of these would need a variance if built today under § 223-26 B(2).
- **Neighbors support it:** signed letters, including 35 Masters Place, the adjoining owner.

80%

of neighboring homes: driveway at the lot line

BLOCK PLAN: MASTERS PLACE / EAST STREET / CENTER STREET / LIBERTY STREET

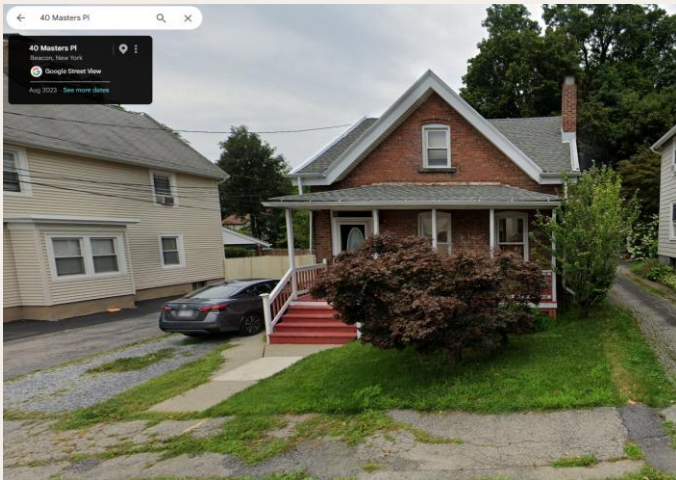
City of Beacon, NY | Subject: 39 Masters Place (Tax Map 6054-39) | Houses on the block and directly across each street
Building outlines, street edges and house numbers traced from Google Maps (Sept 2025); not a survey. Dimensions approximate.



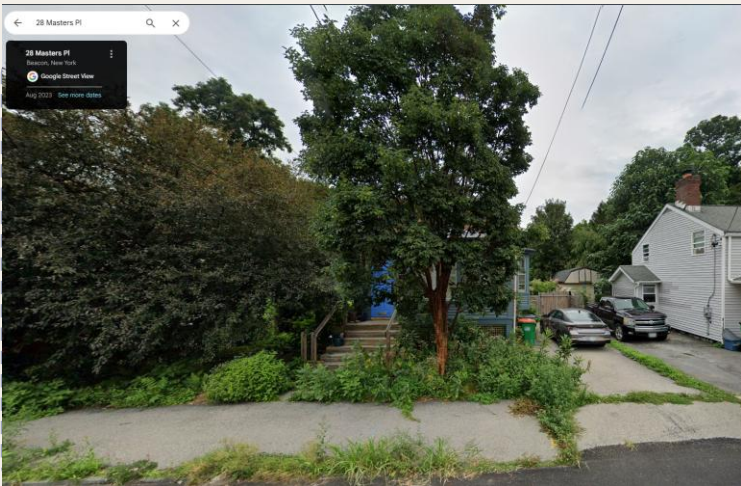
33 of 41 neighboring homes (80%) have a driveway at the property line; 14 of them also park in the front yard.
House numbers are street addresses on the street each house faces. Driveway conditions observed by the applicant, Sept 2025.

Neighborhood driveways at the property line

Examples marked red on the block plan: front-yard parking at the lot line



40 Masters Pl



28 Masters Pl



24 Masters Pl



27 East St



35 Masters Place



6 Center St

2

Feasible alternative

Parking "next to the barn" is not a variance-free option, and the only compliant spot is costly

THE BOARD ASKS § 223-55 C(2)(b)[2]

Can the benefit be achieved by some method feasible for the applicant, other than a variance?

- **The barn is full:** it already holds our two cars, with barely room to open the doors.
- **The only compliant spot is deep in the yard.** It would require:
 - 2 ft of regrading at one end, with drainage retaining work
 - Removing at least 3 mature trees (privacy and shade)
 - Partial or full demolition of the patio
 - A new East St curb cut
 - Area closer to the house side would require moving an existing staircase to our backdoor and reinforcing the ground where a previous drywell existed



3

Is the variance substantial?

Numerically full relief, but in practice one space in a strip that cannot meet code any other way

THE BOARD ASKS § 223-55 C(2)(b)[3]

Is the requested area variance substantial?

As requested

12.5' pad at the lot line

5 ft

side-yard relief

Minimum-relief fallback

10' stall + ~2.65' buffer

~2.35 ft

side-yard relief (about half)

Scale of the ask

One car, one space

1

additional off-street space

We acknowledge the side-yard relief is 100% on paper. Any legal stall on this strip needs some relief (see slide 3), and we will accept the narrower fallback as a condition if the Board prefers.

4

Physical and environmental effects

The front pad has less impact than the barn-side alternative

THE BOARD ASKS § 223-55 C(2)(b)[4]

Will the variance have an adverse effect on physical or environmental conditions in the neighborhood?

- **Permeable surface:** grass pavers already installed; no new impervious area.
- **No trees removed** (the barn-side option would remove at least 3).
- **Drainage:** Permeable pavers makes it a non issue
- **Snow storage:** on our own front beds and the left side of our front
- **Visibility:** clear view both ways from the platform (§ 100-6 J); about 60 ft from the corner, well outside the intersection sight triangle.



5

Was the difficulty self-created?

The constraint comes from the land, not from choices we made

THE BOARD ASKS § 223-55 C(2)(b)[5]

Whether the alleged difficulty was self-created is relevant, but shall not necessarily preclude granting the variance.

1 The land

The narrow strip was created by the 1987 subdivision, 20 years before we bought. Corner lot; house built close to the street.

2 The timing

The rear yard was finished in its current layout and plantings around 2015, when we had no need for a third space. The household grew later.

3 Our candor

We bought knowing there was no driveway. We built the 2023 pad to carry a car during a needed porch repair, then postponed the permit for financial reasons.

The purposes of a 5-ft setback are still met

Typical reasons for the rule, and how our proposal addresses each

Purpose of the setback	How our proposal addresses it
Stormwater running onto the neighbor	Permeable grass pavers; pad drains toward the street
Snow storage	Snow stays on our front beds and and our yard
Noise, fumes, headlight glare	One car; support letter from 35 Masters; Next car is likely electric
Car doors swinging over the line	Stall width keeps doors and feet on our property
Neighborhood appearance	Matches 33 of 41 neighboring homes; landscaped, not asphalt

Conditions we will accept

To make approval easy and keep the impact minimal (§ 223-55 D)

1

Permeable pavers only; no asphalt or concrete

2

One vehicle, parked fully on our property and never over the sidewalk

3

Visual indicator (paver end) buffer along the 35 Masters line, maintained

4

Curb cut and apron built to Highway Superintendent specifications (§ 100-6)

5

If preferred: narrower ~10-ft stall to reduce side-yard relief



Summary

1 Character

Matches 80% of neighboring homes; neighbors support it

2 Alternative

Beside the barn needs a variance too or would be prohibitively expensive; compliant spot costs trees, grading, yard

3 Substantial

One space; strip cannot hold a legal stall; fallback halves the relief

4 Environment

Permeable, already built, no trees lost

5 Self-created

Strip created in 1987; yard finished before the need arose

Benefit: a third off-street space for a household of 7 with 3 cars. Detriment: minimal.

Thank you. We are happy to answer questions.

BLOCK PLAN: MASTERS PLACE / EAST STREET / CENTER STREET / LIBERTY STREET

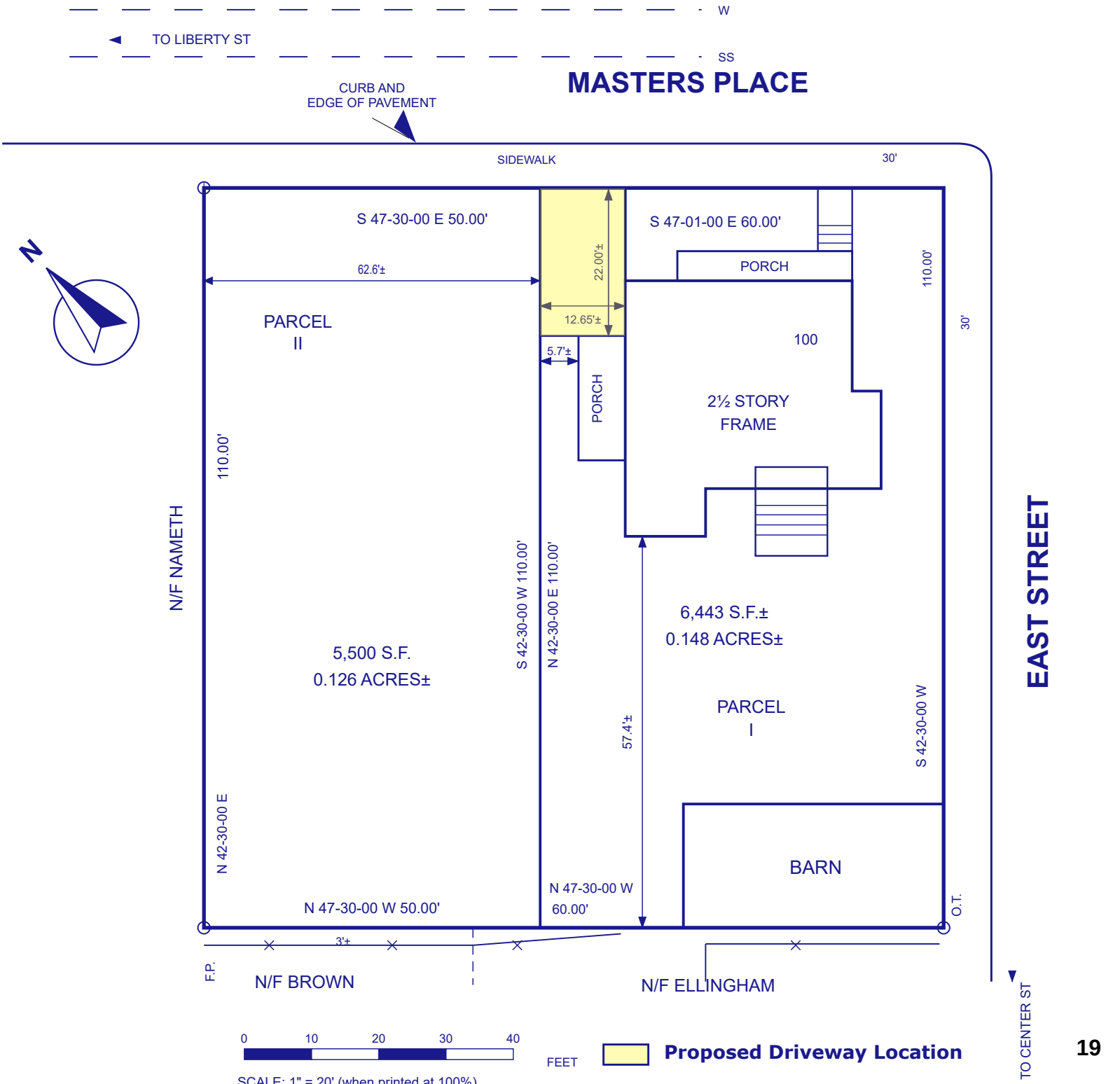
City of Beacon, NY | Subject: 39 Masters Place (Tax Map 6054-39) | Houses on the block and directly across each street
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33 of 41 neighboring homes (80%) have a driveway at the property line; 14 of them also park in the front yard 18
House numbers are street addresses on the street each house faces. Driveway conditions observed by the applicant, Sept 2026.

39 MASTERS PLACE, CITY OF BEACON, NY

Tax Map 6054-39 | Zone RD-3 | Parcel I and Parcel II
Redrawn from survey by J.D. MacAvery dated May 30, 1987 (rev. 7-13-89)





Neighbor Sign-Off: Driveway Variance at 39 Masters Place

City of Beacon Zoning Board of Appeals | Continued public hearing: Tuesday, October 20, 2026, 7:00 PM, Municipal Center courtroom

The variance request

Jonas and Jennifer Concepcion, owners of 39 Masters Place (Tax Grid No. 30-6054-39-257726-00, R1-5 District), have applied to the City of Beacon Zoning Board of Appeals for an area variance from § 223-26 B(2) of the Zoning Code. The request is for one off-street parking space on the existing permeable paver pad beside the house, about 12.5 ft wide by 22 ft deep, with a curb cut on Masters Place. The space needs (1) a 5-ft side-yard variance, because it sits at the west lot line shared with 35 Masters Place, and (2) a variance for parking in the front yard forward of the principal building.

What it means for you

In plain English: we want to park one car on the paver pad beside our house on Masters Place, like many driveways on our street; nothing else about the property changes.

By signing below, I confirm I have reviewed this request and support the Zoning Board of Appeals granting it.

Fred Hughes Fred Hughes Jr. 10-3-26
Printed name Signature Date

35 Masters Place adjoining property, west side

John Smith [Signature] 10-3-2026
Printed name Signature Date

40 Masters Place across Masters Place

Steven Watts Steven Watts 10/2/26
Printed name Signature Date

44 Masters Place across Masters Place

Louis J. Ciminaro LOUIS J CIMINARO 10/1/26
Printed name Signature Date

48 Masters Place across Masters Place

MELISSA O'BRIEN [Signature] 10/1/26
Printed name Signature Date

37 East Street across East Street

KIM WARD KIM WARD 10/1/26
Printed name Signature Date

35 East Street across East Street

Questions: Jonas Concepcion, 39 Masters Place, Beacon, NY 12508

City of Beacon Zoning Board of Appeals Agenda
10/20/2026

Title:

Public hearing on application submitted by Alexander Hochberg, 28 Barrett Place, Tax Grid No. 30-5955-75-829129-00, in the R1-7.5, to allow for the construction of a driveway in front of the principal building, which requires relief from the following: Section 223-26 Off-street parking, loading and vehicular access, B. Location, use, design, construction and maintenance, (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in Section 223-17C. The driveway, as proposed, would require a variance for parking in the front yard forward of the principal building.

ATTACHMENTS

[28 Barrett Pl denial letter 9.24.26.pdf](#)

[28 Barrett ZBA 10.20.26 app_Redacted.pdf](#)



**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 24, 2026

Alexander Hochburg
28 Barrett Place
Beacon, NY 12508

Re: 28 Barrett Place (SBL #5955-75-829129)

To Whom It May Concern:

Reference is made to your submission for a driveway permit for 28 Barrett Place, 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 § 223-26 Off-street parking, loading and vehicular access.
 - B. Location use, design, construction and maintenance.
 - (2) In any residence district, no designated off-street parking area or structure shall be developed in any front yard forward of the principal building, except as approved by the Building Inspector or Planning Board for an unusual lot configuration. Nor shall any off-street parking area or structure be developed in a residence district in any minimum side or rear yard setback adjacent to a street line or in any other side or rear yard within five feet of the lot line. However, off-street parking spaces shall be permitted in residential districts as indicated in §223-17C.

The driveway, as proposed, would require a variance for parking in the front yard forward of the principal building.

You have the right to appeal this decision to the Zoning Board of Appeals. Forms and instructions 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 with questions regarding the application and instructions.

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

BM/mp



**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 24, 2026

Alexander Hochburg
28 Barrett Place
Beacon, NY 12508

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

BM/mp

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Alexander Hochberg

ADDRESS: 28 Barrett Pl Beacon NY 12508

TELEPHONE: [REDACTED]

E-MAIL: [REDACTED]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 28 Barrett Pl Beacon NY 12508

ZONING DISTRICT: R1-7.5

TAX MAP DESIGNATION: SECTION 5955

BLOCK 75 LOT 829129

Section of Zoning Code appealed from or Interpretation desired:

§223-26 B(2) — Off-street parking, loading and vehicular access; Location (area variance).

See denial letter from Building Inspector Bryan Murphy, dated September 24, 2026, re: 28 Barrett Place.

Reason supporting request:

To permit a driveway extension (approx. 6-ft curb cut) within the front yard for a second household vehicle.

See attached Exhibit A — Statement of Reasons (5-factor area variance analysis).

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

Site Survey; Exhibit A (Statement of Reasons); Building Dept. denial letter dated 9/24/2026; neighbor letter; site photographs.

Date: 09/28/2026

Fee Schedule

AREA VARIANCE

Residential \$250.00

Commercial \$500.00

USE VARIANCE

Residential \$500.00

Commercial \$1,000.00

INTERPRETATION: \$250.00

ESCROW FEE: \$1000.00

I & I INSPECTION: \$60.00

[Signature]
Owner's Signature

[Signature]
Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Alexander Hochberg

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: 28 Barrett Pl Beacon NY 12508

Project Address: 28 Barrett Pl Beacon NY 12508

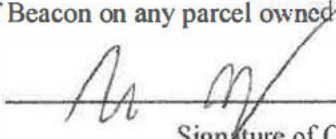
Project Tax Grid # 5955-75-829129

Type of Application Area Variance (Residential)

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, Alexander Hochberg, 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 ✓
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 ✓
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 ✓


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
<u>X</u>	<u>—</u>	<u>MP</u>
<u>—</u>	<u>✓</u>	<u>MP</u>
<u>—</u>	<u>✓</u>	<u>MP</u>

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: Alexander HochbergAddress of Applicant: 28 Barret Pl Beacon NY 12508Telephone 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.
Alexander Hochberg	28 Barret Pl Beacon NY 12508	[REDACTED]	Purchased by deed, 08/21/2023	08/28/2023, Dutchess County Clerk's Office
Nicole Glynn	28 Barret Pl Beacon NY 12508	[REDACTED]	Purchased by deed, 08/21/2023	08/28/2023, Dutchess County Clerk's Office

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

(Print) Alexander Hochberg

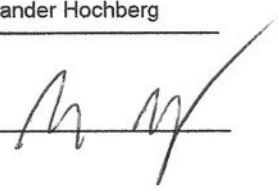
(Signature) 

EXHIBIT A

Statement of Reasons in Support of Area Variance Application

Applicant: Alexander Hochberg | **Property:** 28 Barrett Place, Beacon, NY 12508

SBL: #5955-75-829129 | **Zoning:** R1-7.5 Zoning District

My wife and I moved to Beacon in 2023 after growing up nearby in Wappingers Falls. We chose Beacon because we love the community and wanted to put down roots here. Since moving in, we have developed great relationships with our neighbors and undertaken a substantial renovation of 28 Barrett Place with the goal of making it a long-term home for our family.

We are now seeking a small driveway extension to accommodate a second household vehicle. The proposed improvement would consist of an approximately **6-foot-wide curb cut providing access to a parking area for one vehicle.**

By letter dated September 24, 2026, the Building Inspector determined that the proposed parking area requires an area variance under City of Beacon Code §223-26(B)(2) because it would be located in the front yard, forward of the principal building. We respectfully request that the Zoning Board of Appeals approve this limited variance.

1. Will an undesirable change be produced in the character of the neighborhood, or a detriment to nearby properties be created?

No. The proposal provides one additional off-street parking space without changing the residential use, structure, or overall character of the property.

Without the proposed parking, our second vehicle would regularly need to be parked on Barrett Place, occupying approximately 18 feet of curbside space. The proposed curb cut is approximately 6 feet wide and would allow that vehicle to remain on our property instead.

This is particularly meaningful on a residential street where children play and pedestrians and vehicles navigate between parked cars. Cars parked along the street can obstruct sightlines and narrow the space between vehicles. Keeping our second vehicle off the street avoids adding another regularly parked vehicle to Barrett Place.

As part of the project, we also intend to **repair the existing cracked and deteriorated sidewalk adjacent to the property**, improving the condition and appearance of the existing frontage.

A letter of support from the adjacent neighbor is attached.

2. Can the benefit sought be achieved by some other method feasible for the applicant to pursue, other than an area variance?

No. The existing configuration of our house, driveway, and lot does not provide another suitable place for a second vehicle. We considered whether the existing driveway or other portions of the property could be reconfigured, but no feasible alternative was identified.

Section 223-26(B)(2) specifically provides an exception for an “**unusual lot configuration.**” The existing configuration of our property is what makes the proposed area the only reasonable option for accommodating a second vehicle.

Street parking is also not a fully reliable alternative during winter weather. During periods when the City's snow-parking restrictions are in effect, vehicles cannot be parked on public streets between 9:00 p.m. and 7:00 a.m. after qualifying snowfall.

There is also a practical family benefit to having the second vehicle on our property. With young children, loading and unloading children, car seats, and belongings in a private driveway provides a more controlled space away from moving traffic and parked cars, rather than requiring children to enter or exit the vehicle directly along the street.

3. Is the requested area variance substantial?

No. The request is limited to an approximately **6-foot-wide curb cut and parking area for one vehicle.** No new structure, additional living space, or change in residential use is proposed.

4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No. The proposal is a small addition to the existing driveway and does not involve a structural addition to the home or a change in use. The physical scope of the project is limited to providing access and parking for one additional household vehicle.

5. Is the alleged difficulty self-created?

No. The need for the variance results from the existing configuration of the house, driveway, and lot, which does not provide another practical location for a second vehicle.

Respectfully submitted,

Alexander Hochberg

Owner/Applicant

28 Barrett Place

Beacon, NY 12508

September 28, 2026

Beacon Zoning Board of Appeals
City of Beacon
Beacon, NY 12508

Re: 28 Barrett Place – Driveway Extension

Dear Members of the Zoning Board of Appeals,
I am writing as a neighbor of 28 Barrett Place regarding the requested variance for a driveway extension. I have reviewed the proposal and have no objection to the proposed driveway extension.

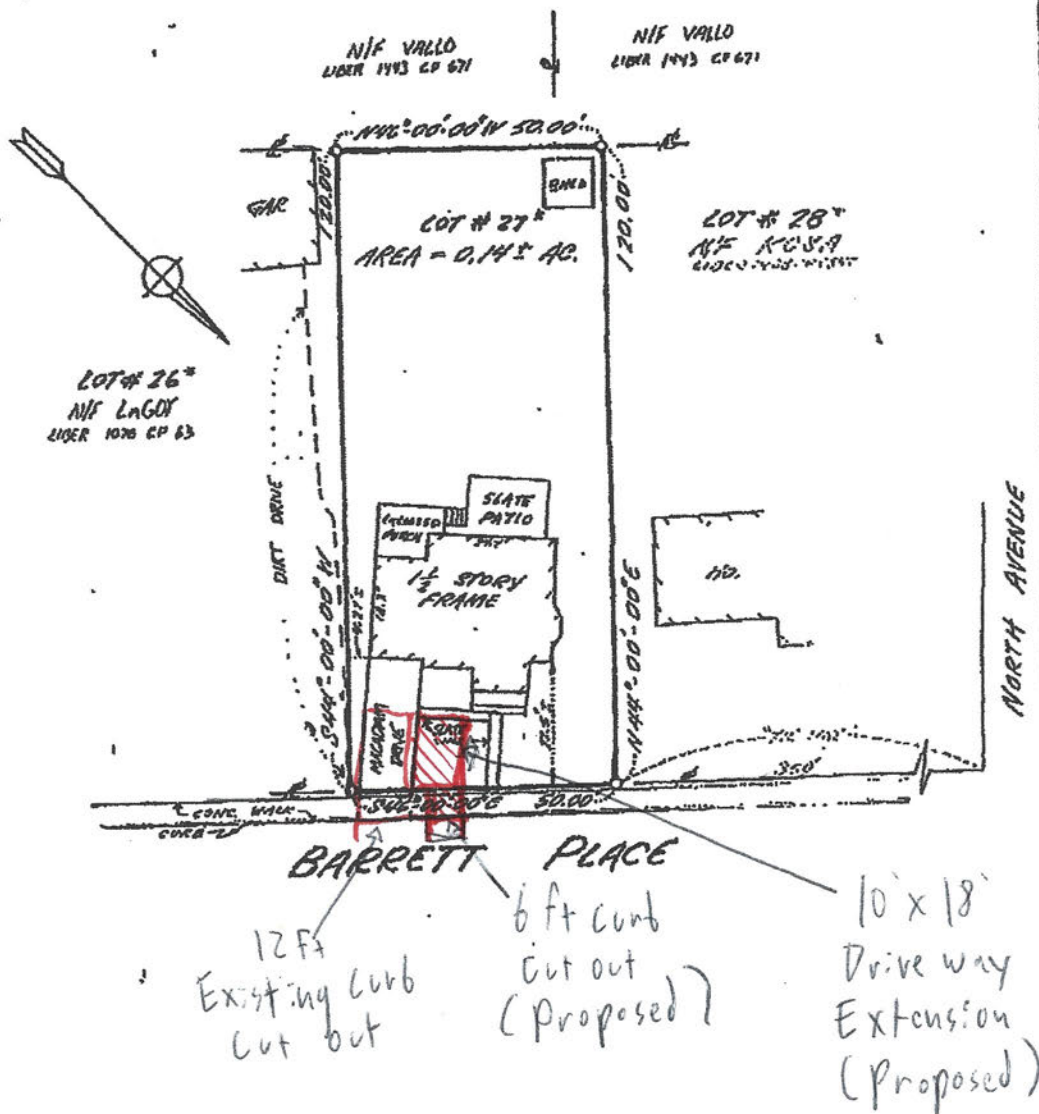
Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Trevor Lanier".

TREVOR LANIER

24 Barrett Pl, Beacon NY 12508



PATRICK J. & BONNIE J. SHEEHAN

CITY OF BEACON
SCALE: 1" = 20'

DUTCHESS COUNTY, N.Y.
JANUARY 5, 1973

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODES OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO:
PATRICK J. & BONNIE J. SHEEHAN
RESIDENTIAL MORTGAGE BANKING, INC., ITS
SUCCESSORS & ASSIGNS
TRW TITLE INSURANCE OF NEW YORK, INC.

* THE MAP NO. 1129 FILED: APRIL 10, 1918
TITLED: MAP OF LANDS BELONGING TO ADELISA SUPER

PETER R. HUBTIS, L.L.B.

25 HENRY STREET, BEACON, NEW YORK
P.O. BOX 3311, NEWBURGH, NEW YORK



81:092B



6 ft Proposed
Curb Cutout



6 ft proposed
curb cut out

City of Beacon Zoning Board of Appeals Agenda
10/20/2026

Title:

Public hearing on application submitted by Raz Razzak, 145 Sargent Avenue, Tax Grid No. 30-5954-16-832490-00, in the R1-40, to allow for the installation of a 16 ft. x 20 ft. prefabricated shed on the property, which requires relief from the following: a. Section 223-17 E., Attachment 3, to allow for a rear yard setback of 5 feet (25 ft. required) and b. Section 223-17 E., Attachment 3, to allow for a side yard setback of 5 feet (25 ft. required).

ATTACHMENTS

[145 Sargent ZBA 10.20.26 app_Redacted.pdf](#)



CITY OF BEACON New York Building Department

Cory Wirthmann
Deputy Building Inspector

845-838-5021
Email: cwirthmann@beaconny.gov

September 29, 2026

Raz Razzak
145 Sargent Ave.
Beacon, NY 12508

Dear Mr. Razzak,

I have received your application for the installation of a 16 ft. x 20 ft. prefabricated shed on the property located at 145 Sargent Avenue (Grid # 5954-16-832490) which is in the R1-40 Zoning District. This application is being denied at this time due to insufficient rear and side yard setbacks which are required to be 25 ft. at the rear and 25 ft. at the side of the property. As per the submitted plan only 5 ft. is being proposed at the rear of the proposed shed and 5 ft. at the side of the proposed shed.

223-17. E Schedule of Dimensional Regulations

Required rear yard setback 25 ft.
Proposed rear yard setback 5 ft.
The requested variance is 20 ft.

Required side yard setback 25 ft.
Proposed side yard setback 5 ft.
The requested variance is 20 ft.

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,

Cory Wirthmann
Deputy Building Inspector

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Raz Razzak

ADDRESS: 145 Sargent Avenue

Beacon, NY 12508

TELEPHONE: [REDACTED]

E-MAIL: [REDACTED]

APPLICANT (if not owner):

ADDRESS:

TELEPHONE:

E-MAIL:

REPRESENTED BY:

ADDRESS:

TELEPHONE:

E-MAIL:

PROPERTY LOCATION: 145 Sargent Avenue

ZONING DISTRICT: R1-40

TAX MAP DESIGNATION: SECTION 5954

BLOCK 16 LOT 832490

Section of Zoning Code appealed from or Interpretation desired:

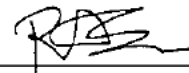
§ 223-17E requires a 25' set back in both my back and side yards

Reason supporting request:

If I were to place my desired new shed where the code instructs to me to do, it would place it in the center of my back yard and on top of my house. This location would take away an ample amount of greenery and aesthetically will look awful. I am requesting to locate the new shed at the site of the existing one. Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Plan and survey are attached.

Date: 9/30/26



Owner's Signature

Fee Schedule

AREA VARIANCE

Residential \$250.00

Commercial \$500.00

USE VARIANCE

Residential \$500.00

Commercial \$1,000.00

INTERPRETATION: \$250.00

ESCROW FEE: \$1000.00

1 & 1 INSPECTION: \$60.00

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Raz Razzak

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: 145 Sargent Avenue, Beacon, NY 12508

Project Address: 145 Sargent Avenue, Beacon, NY 12508

Project Tax Grid # 5954-16-832490

Type of Application Zoning Variance

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, Raz Razzak, 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



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.)	<u>X</u>	<u> </u>	<u>MP</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u> </u>	<u>✓</u>	<u>KLM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u> </u>	<u>✓</u>	<u>KLM</u>

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: Raz Razzak

Address of Applicant: 145 Sargent Avenue, Beacon, NY 12508

Telephone 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.
Raz Razzak	145 Sargent Ave. Beacon, NY 12508	[REDACTED]	10/23/2014	10/23/2014 Poughkeepsie

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

(Print) Raz Razzak

(Signature) 

STRUCTURAL NOTES:1. **BUILDING CODE:** 2020 BCNYS, 2020 RCNYS2. **DESIGN LOADING:**A. **ROOF LOADS**

1. UNIFORM ROOF (SNOW): 40 PSF
 - A. SNOW EXPOSURE FACTOR, C_e : 1.0
 - B. SNOW IMPORTANCE FACTOR, I_s : 1.0
 - C. THERMAL FACTOR C_t : 1.2

2. DEAD LOAD: 10 PSF

B. **WIND LOADS**

1. BASIC WIND SPEED, V_{50} (3-SEC GUST SPEED): 120 MPH
2. EXPOSURE: C
3. INTERNAL PRESSURE COEFFICIENT GC_{pi} : ± 0.18

C. **SEISMIC DESIGN**

1. IMPORTANCE FACTOR: 1.0
2. SPECTRAL RESPONSE ACCELERATIONS: $S_a = 0.56$
 $S_1 = 0.14$
3. SITE CLASS: D
4. SITE COEFFICIENTS: $S_{DS} = 0.60$
 $S_{D1} = 0.24$
5. SEISMIC DESIGN CATEGORY: D

LUMBER:

1. ALL LUMBER SHALL BE SPRUCE PINE-FIR STUD GRADE (UNLESS NOTED OTHERWISE).
2. REFER TO THE TRUSS DESIGN FOR DESIGN INFORMATION.

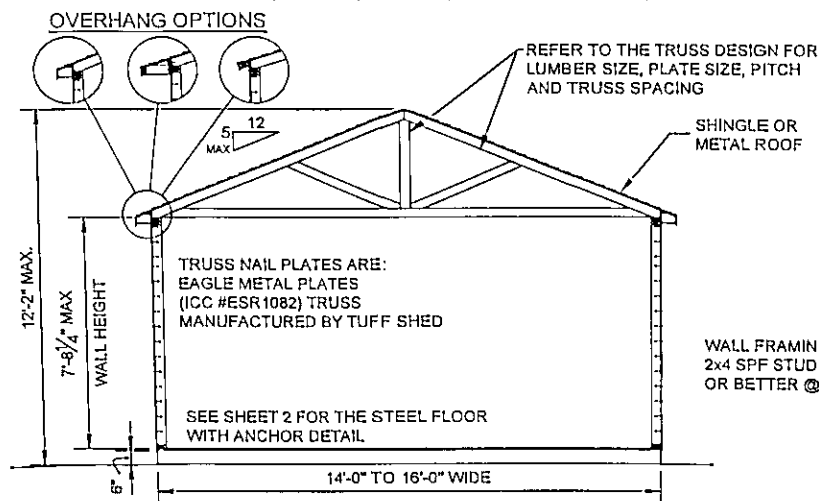
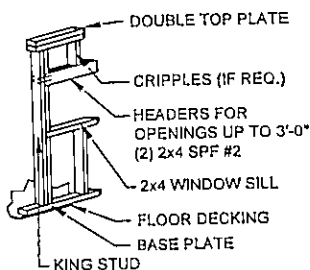
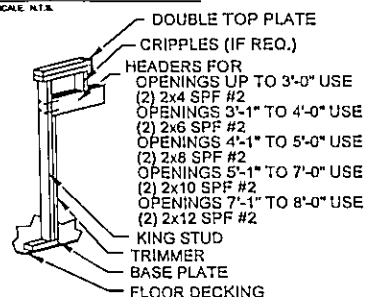
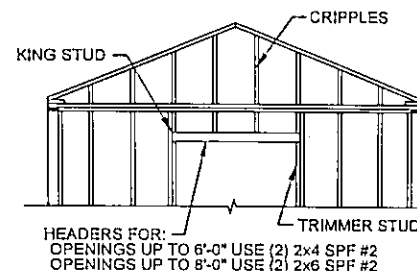
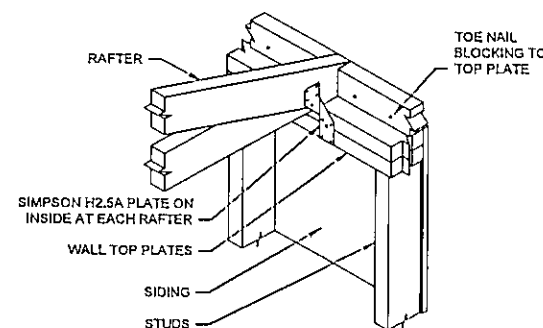
HEADER NAILING:

- HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

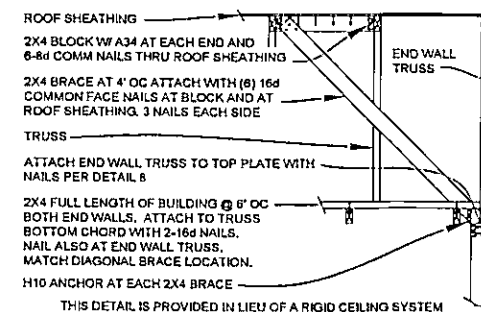
NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:
PPTR, PTR, TR/TRD800 - 7'-8 1/4" (92 1/4")
PPR, TR/TRD700 - 6'-8 1/4" (80 1/4")

MAX ROOF SLOPE FOR EACH SHED:
PPTR, PPR - 5:12
PTR, TR800, TR700 - 4:12

UNINHABITED UTILITY SHED 14' AND 16' WIDE x UP TO 24' LONG**PPTR, PPR, PTR, TR/TRD800, TR/TRD700**1 **BUILDING SECTION**
SCALE: N.T.S.2A **WINDOW HEADER DETAIL FOR SIDE WALLS**
SCALE: N.T.S.2B **DOOR HEADER DETAIL FOR SIDE WALLS**
SCALE: N.T.S.3 **HEADER DETAIL FOR END WALLS**
SCALE: N.T.S.

SHED RAFTER H2.5A ATTACHMENT

4 **TRUSS TO WALL CONNECTION DETAIL**
SCALE: N.T.S.4 **END WALL BRACE AND TRUSS BOTTOM CHORD BRACE**
SCALE: N.T.S.

Order #:
Customer:
Site Address:
Building Size: WIDTH x LENGTH x HEIGHT - 32 FT. AND

P.O. #
Drawn By: PK
Date: 7/6/22
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315



TITLE
BUILDING SECTIONS
HEADER FRAMING DETAILS
120 MPH, EXP. C

DRAWING NO.
NY-PPTR-TR800-02
REV. LEVEL 01
SHEET 1
PAGE 1 OF 3

10 AUG 2022

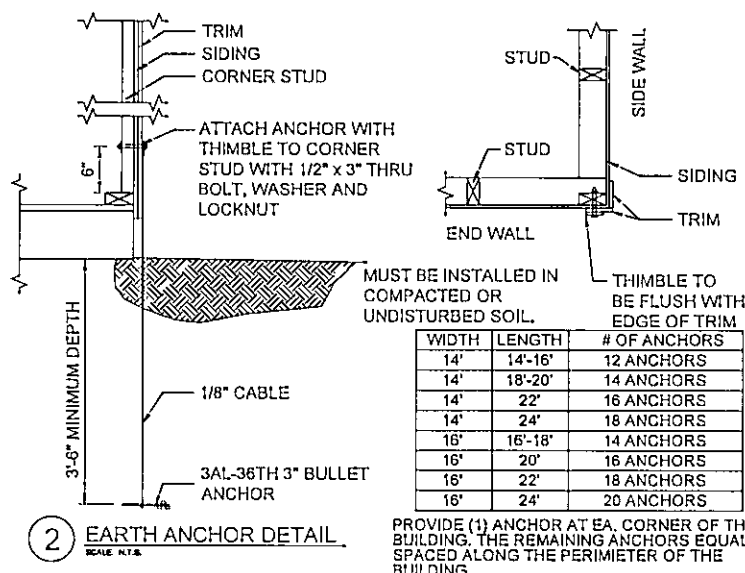
3/8 SMART SIDE NAILING REQUIREMENTS

USE THESE NAILING TABLES FOR THE TR/TRD800 DRAWINGS

ROOF SHEATHING (7/16" OSB)				
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING	
14'	14'-24'	8d NAILS @ 8" O.C.	8d NAILS @ 4" O.C.	
16'	16'-24'	8d NAILS @ 8" O.C.	8d NAILS @ 4" O.C.	

8d COMMON OR GALVANIZED BOX NAILS.

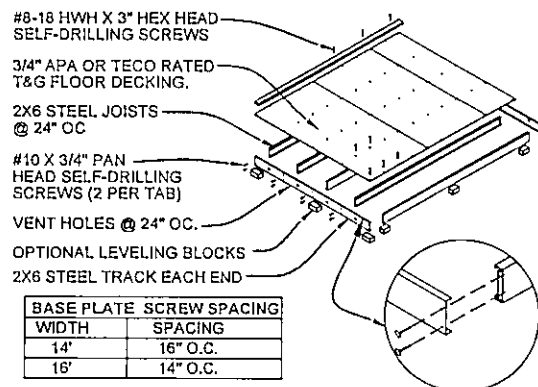
- 3" BULLET ANCHOR (3AL-36TH) BY AMERICAN EARTH ANCHOR
 • LOAD CAPACITY FOR SOIL CLASSIFICATION 4 = 600 LBS PER ANCHOR



PROVIDE (1) ANCHOR AT EA. CORNER OF THE BUILDING. THE REMAINING ANCHORS EQUALLY SPACED ALONG THE PERIMETER OF THE BUILDING.

2 EARTH ANCHOR DETAIL
 SCALE: N.T.S.

WIDTH	LENGTH	# OF ANCHORS
14'	14'-16'	12 ANCHORS
14'	18'-20'	14 ANCHORS
14'	22'	16 ANCHORS
14'	24'	18 ANCHORS
16'	16'-18'	14 ANCHORS
16'	20'	16 ANCHORS
16'	22'	18 ANCHORS
16'	24'	20 ANCHORS



BASE PLATE SCREW SPACING	
WIDTH	SPACING
14'	16" O.C.
16'	14" O.C.

- STEEL SHED FOUNDATION:
600T125-054 - 16 GAUGE STEEL TRACKS G140 ZINC COATED
600S150-054 - 16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
(SUPPLIER: QUAIL RUN (JOIST: 600S137-054 / TRACK: 600T150-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" ZINC PLATED SCREWS @ 12" O.C.
NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8-18 HWH X 3" GALVANIZED SELF-DRILLING SCREWS. REFERENCE SPACING CHART.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
SUGGESTED SIZES: 2' x 8' x 16", 4' x 8' x 16", OR 8' x 8' x 16".
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

1 STEEL SHED BASE DETAIL
 SCALE: N.T.S.

END WALL EDGE NAILING REQUIREMENTS					
MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING	MIN TOTAL COMBINED SHEAR WALL

NO OPENINGS ALONG THE WALL					
	14'	14'-24'	8d NAILS @ 6" O.C.	0'	14'
	16'	16'-24'	8d NAILS @ 6" O.C.	0'	16'

• MIN 2'-4" RTN WALLS ON EACH END OF WALL. • MIN 2'-4" WALL SEGMENT

	14'	14'-22'	8d NAILS @ 6" O.C.	4'	10'
	14'	24'	8d NAILS @ 4" O.C.	4'	10'
	14'	14'-20'	8d NAILS @ 4" O.C.	5'	9'
	14'	22'-24'	8d NAILS @ 3" O.C.	5'	9'
	14'	14'-18'	8d NAILS @ 4" O.C.	6'	8'
	14'	20'-22'	8d NAILS @ 3" O.C.	6'	8'
	16'	16'-24'	8d NAILS @ 6" O.C.	4'	12'
	16'	16'-18'	8d NAILS @ 6" O.C.	7'	9'
	16'	20'-24'	8d NAILS @ 4" O.C.	7'	9'
	16'	16'	8d NAILS @ 4" O.C.	8'	8'
	16'	18'-24'	8d NAILS @ 3" O.C.	8'	8'

TABLE NOTES:

- NAILING IS FOR 3/8" SMART SIDE PANEL.
- NO SINGLE OPENING GREATER THAN 8'-0".
- USE COMMON OR GALVANIZED BOX NAILS.
- FIELD NAILING FOR 3/8" SMARTSIDE: 8d @ 12" O.C.

SIDE WALL EDGE NAILING REQUIREMENTS					
MARK WALLS BEING USED	END WALL WIDTH	SIDE WALL LENGTH	EDGE NAILING	MAX. COMB. OPENING (NOTE 2)	MIN TOTAL COMBINED SHEAR WALL

NO OPENINGS ALONG THE WALL					
	14'	14'-24'	8d NAILS @ 6" O.C.	0'	14'-24'
	16'	16'-24'	8d NAILS @ 6" O.C.	0'	16'-24'

• MIN 2'-4" RTN WALLS ON EACH END OF WALL. • MIN 2'-4" WALL SEGMENT

	14'	14'-24'	8d NAILS @ 6" O.C.	UP TO 12'	7'
	14'	14'-24'	8d NAILS @ 4" O.C.	UP TO 12'	5'
	16'	16'-24'	8d NAILS @ 6" O.C.	UP TO 12'	8'
	16'	16'-24'	8d NAILS @ 4" O.C.	UP TO 12'	5'



Order # _____
 Customer: _____
 Site Address: _____
 Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA _____

P.O. # _____
 Drawn By: PK
 Date: 7/6/22
 Checked By: _____
 Date: _____
 Scale: N.T.S.

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TUFF SHED, INC.
 ENGINEERING DEPARTMENT

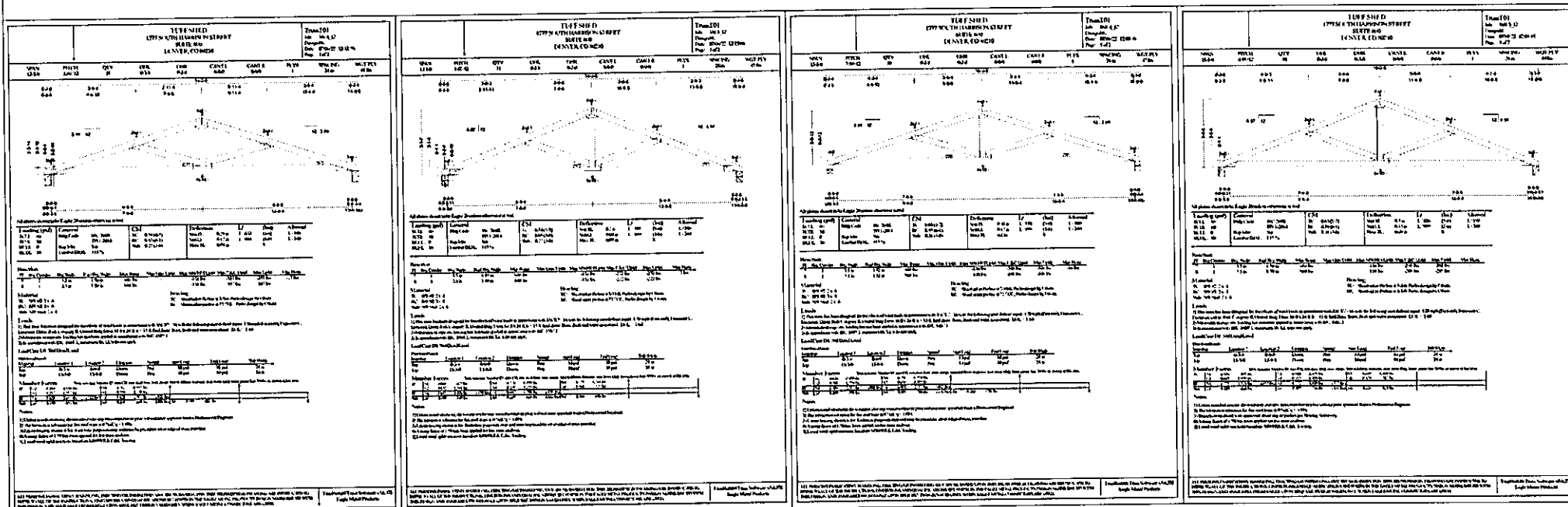
RICHARD J. WILLS, P.E.
 RWILLS@TUFFSHED.COM
 1777 S. HARRISON STREET
 DENVER, COLORADO 80210
 (303) 753-8833 EXT. 96315



TITLE
 GENERAL NOTES
 & TABLES
 120 MPH, EXP. C

DRAWING NO.
 NY-PPTR-TR800-02
 REV. LEVEL 01
 SHEET 2
 PAGE 2 OF 3

10 AUG 2022



Order # _____
Customer: _____
Site Address: _____
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA

P.O. # _____
Drawn By: PK
Date: 7/6/22
Checked By: _____
Date: _____
Scale: N.T.S.

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TITLE
TRUSS DETAILS
120 MPH, EXP. C

DRAWING NO.
NY-PPTR-TR800-02
REV. LEVEL 01
SHEET 3
PAGE 3 OF 3

10 AUG 2022

City of Beacon Zoning Board of Appeals Agenda
10/20/2026

Title:

*****REMOVED FROM THE AGENDA***** Public hearing on application submitted by 152-158 Fishkill Avenue LLC, 152-158 Fishkill Avenue, Tax Grid Nos. 30-6054-29-041801-00 and 30-6054-29-042814-00, in the T, for reapproval of an area variance relief, originally granted on July 18, 2023, to construct retaining walls proposed in connection with the mixed-use office and residential redevelopment proposal for the premises, which requires relief from the following: Section 223-13 G.(1) to allow for a maximum proposed retaining wall height ranging from 7.5 feet to 15.4 feet (6 feet permitted in side and rear yards).

ATTACHMENTS

City of Beacon Zoning Board of Appeals Agenda
10/20/2026

Title:

Consider a request for one (1) six-month extension of a variance approval previously granted for property at 1064 Wolcott Avenue, (Tax Grid No. 30-5954-34-641767-00), submitted by JMARKMNG, LLC.

ATTACHMENTS

[1064 Wolcott ZBA 10.20.26 ext request.pdf](#)



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

September 30, 2026

VIA HAND DELIVERY AND ELECTRONIC MAIL

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 of Area Variance Approval – Setback Variance
Premises: 1064 Wolcott Avenue, Beacon, New York
Tax Parcel ID: 5945-34-641767

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

On behalf of JMARKMNG, LLC (the “Applicant”), the owner of the above-referenced Premises, we respectfully submit this request for a six (6) month extension of the Area Variance Approval Resolution issued by the Zoning Board of Appeals (the “ZBA”), dated February 18, 2026 and filed with the City Clerk’s office on February 19, 2026 (the “Approval Resolution”). As the Board will recall, the Approval Resolution granted an area variance for the rear yard setback for the proposed adaptive reuse of the two (2) existing buildings on the Premises and for the construction of an addition to the existing two-story building on the southern portion of the Premises, to redevelop the Premises for use as a hotel to be known as The Inn on Spy Hill, with associated guest amenity spaces and an accessory restaurant (the “Project”). A copy of the Approval Resolution is enclosed herewith as **Exhibit A**.

Since the issuance of the Approval Resolution, the Applicant has been diligently pursuing the land use approvals needed for the Project, working to satisfy the conditions of Site Plan Approval, and preparing to file a Building Permit Application. The Applicant received Site Plan Approval from the Planning Board by resolution dated May 12, 2026, and filed with the City Clerk’s office on June 3, 2026 (the “Site Plan Approval Resolution”). A copy of the Site Plan Approval Resolution is enclosed herewith as **Exhibit B**. The Applicant is working with its consultants to submit updated plans addressing the remaining conditions of the Site Plan Approval for final City consultant review and endorsement by the Planning Board Chairman next month, which is required before a Building Permit Application may be filed.

Given the Applicant’s diligent efforts to satisfy the conditions of the Approval Resolution and the Site Plan Approval Resolution for the Project, the Applicant respectfully requests a six (6) month



September 30, 2026
Page 2

extension of the Area Variance Approval until May 12, 2027. This request is timely, as less than six (6) months have elapsed since the Site Plan Approval Resolution was issued.¹

We look forward to appearing at the ZBA's regular meeting on October 20, 2026 to discuss this extension request. In the meantime, should the ZBA or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Taylor M. Palmer", written over a horizontal line.

Taylor M. Palmer

cc: JMARKMNG, LLC
Bryan Murphy, City of Beacon Building Inspector
Aryeh J. Siegel, Architect
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

¹ Pursuant to Condition 2 of the Approval Resolution, the Applicant must obtain a building permit within six months from the final land use approval, which was the Site Plan Approval Resolution that was issued on May 12, 2026. Accordingly, the Applicant is requesting the extension of the Approval Resolution sought herein.

Exhibit A

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
1064 Wolcott Avenue
Parcel ID# 5954-34-641767

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by JMARKMNG, LLC (the "Applicant") for a **26.2-foot (26.2')** rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 50 feet (50.0') and the proposed rear yard setback is 23.8 feet (23.8'). The variance is sought to allow for the adaptive reuse of two (2) existing buildings and construct an addition to the existing two-story building on the southern portion of the premises, and to redevelop the premises for use as a hotel, with associated guest amenity spaces and restaurant on property located at 1064 Wolcott Avenue in the R1-40 Zoning District and the HDLO Zone, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 5954-34-641767** (the "Property"); and

WHEREAS, the proposed action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act, and the City of Beacon Planning Board is serving as the Lead Agency for coordinated environmental review of the project; and

WHEREAS, the City of Beacon Planning Board adopted a SEQRA Negative Declaration on February 10, 2026, finding that the proposed action will not result in any significant adverse impacts on the environment; and

WHEREAS, a duly advertised public hearing on the Zoning Board of Appeals application was held on February 18, 2026, 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 February 18, 2026; and

WHEREAS, the Board considered the benefit to the Applicant if the variance is 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:

Application for Area Variance
1064 Wolcott Avenue

- 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 separated from neighboring residences by substantial distance and steep grade. The proposal will not encroach upon nearby dwellings and will provide improvements to utilities and site conditions that benefit 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. Although minor modifications to the size or layout of the proposed addition could reduce the extent of the requested relief to some degree, such changes would not eliminate the need for the variance and would provide only a de minimis reduction in any potential impact, particularly in light of the steep grade.
- 3) As to whether the requested variance is substantial, the Board finds that it is not substantial. Although the variance may be mathematically substantial, its practical impact is limited by the size of the Property.
- 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. In fact, the Applicant is proposing improvements to conditions in the neighborhood, such as to sewer infrastructure.
- 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 variance is the minimum variance 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 26.2-foot (26.2') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 50 feet (50.0') and the proposed rear yard setback is 23.8 feet (23.8'),

Application for Area Variance
1064 Wolcott Avenue

which variance is sought to allow for the adaptive reuse of two (2) existing buildings and construct an addition to the existing two-story building on the southern portion of the premises, and to redevelop the premises for use as a hotel, with associated guest amenity spaces and restaurant on property located at 1064 Wolcott Avenue in the R1-40 Zoning District and the HDLO Zone, 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 obtaining the final land use approval for the proposed project; (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.

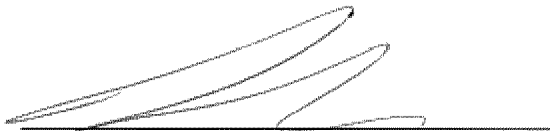
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Application for Area Variance
1064 Wolcott Avenue

BE IT FURTHER RESOLVED, that the above variance is being granted solely for the purpose of allowing for the adaptive reuse of two (2) existing buildings and constructing an addition to the existing two-story building on the southern portion of the premises, and to redevelop the premises for use as a hotel, with associated guest amenity spaces and restaurant in connection with the proposed development on the Property, as set forth in the application submitted and presented to the Board, and it does not apply to any other work that may fall within the scope of the variance 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 variance, provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

Resolution Adopted: February 18, 2026
Beacon, New York



Jordan Haug, Chairman
City of Beacon Zoning Board of Appeals

2 19, 2026
Date

Chairman Haug called the roll:

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

Exhibit B

RESOLUTION

**PLANNING BOARD
BEACON, NEW YORK**

**SITE PLAN, SPECIAL PERMIT AND
CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR 1064 WOLCOTT AVENUE**

Parcel No. 5945-34-641767

WHEREAS, the City of Beacon Planning Board (the “Planning Board”) received an application for Site Plan and Special Permit Approval from JMARKMNG, LLC (the “Applicant”) to develop a 48 room hotel with related accessory uses, including dining facilities, spa, conference center and gym (the “Project” or “Proposed Action”), on a parcel having a total lot area of 1.77 acres located at 1064 Wolcott Avenue and designated on the Tax Map of the City of Beacon as **Parcel ID 5945-34-641767** within the R1-40 and the Historic District and Landmark Overlay (“HDLO”) Zoning Districts as well as within the Local Waterfront Revitalization Program (“LWRP”) boundary (collectively the “Property”); and

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

WHEREAS, the Planning Board is the approval authority for a Special Permit to allow a “Hotel” commercial use in the HDLO District pursuant to City of Beacon Code §22324.7.B; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness pursuant to the criteria in City of Beacon Code § 134-7; and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City of Beacon’s LWRP and the Proposed Action included a request for a LWRP Consistency Determination; and

WHEREAS, the applications for Site Plan and Special Permit approval consist of application forms and correspondence, a Full Environmental Assessment Form (“FEAF”), traffic and parking studies and memoranda, architectural renderings, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a Plan set entitled “The Inn on Spy Hill,” dated

January 31, 2025, last revised April 28, 2026, as prepared by Aryeh Siegel, Architect, and Hudson Land Design, Engineer consisting of Sheets 1-17 as follows, and plans prepared by Hemlock Lighting, dated March 26, 2026, last revised April 27, 2026 consisting of Sheets LTG-1 through LTG-9:

<u>Sheet</u>	<u>Title</u>
1	<i>Site Plan;</i>
2	<i>Existing Conditions and Demolition Plan;</i>
3	<i>Landscape Plan;</i>
4	<i>Illustrated Plant List;</i>
5	<i>Not Used;</i>
6	<i>Building Plans;</i>
7	<i>Building Elevations;</i>
8	<i>Renderings;</i>
9	<i>Site Section Diagram;</i>
10	<i>Grading & Utility Plan (GU-1);</i>
11	<i>Erosion & Sediment Control Plan (ESC-1);</i>
12	<i>Profile Sheet (PR-1);</i>
13	<i>Truck Turning Plan (TR-1);</i>
14	<i>Construction Details (CD-1);</i>
15	<i>Construction Details (CD-2);</i>
16	<i>Construction Details (CD-3);</i>
17	<i>Construction Details (CD-4);</i>
Sheet LTG-1	<i>Partial Site Photometric Plan</i>
Sheet LTG-2	<i>Outdoor Site Photometric Plan</i>
Sheet LTG-3	<i>Partial Site Photometric Plan</i>
Sheet LTG-4	<i>Partial Site Photometric Plan</i>
Sheet LTG-5	<i>Partial Site Photometric Plan</i>
Sheet LTG-6	<i>Partial Site Photometric Plan</i>
Sheet LTG-7	<i>Partial Site Photometric Plan</i>
Sheet LTG-8	<i>Luminaire Schedule</i>
Sheet LTG-9	<i>Photometric Summary Schedule; and</i>

WHEREAS, the Proposed Action is Unlisted pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 18, 2025 the Planning Board circulated a Notice of Intent to act as Lead Agency for SEQRA review of the Project; and

WHEREAS, after thirty days passed following the circulation of Notice of Intent with no objections received, the Planning Board became Lead Agency for SEQRA review of the Project; and

WHEREAS, the Planning Board reviewed the application at its meetings on February 11, 2025, April 8, 2025, June 10, 2025, August 12, 2025 September 9, 2025, November 12, 2025, December 9, 2025, January 13, 2026, February 10, 2026, March 10, 2026, April 14, 2026 and May 12, 2026; and

WHEREAS, on December 9, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan and Special Permit applications and continued the public hearing to the January 13, 2026, February 10, 2026 and March 10, 2026 meetings, at which time all those in attendance were given the opportunity to be heard on the Project; and

WHEREAS, the Planning Board closed the public hearing on March 10, 2026; and

WHEREAS, on December 26, 2025 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 13, 2026 which found the application was a matter of local concern with comments but recommending that the Planning Board “rely upon its own study of the facts in the case”; and

WHEREAS, on February 10, 2026 the Planning Board, pursuant to SEQRA, adopted a Negative Declaration on the Proposed Action after taking a “hard look” at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, on February 10, 2026 the Planning Board adopted a LWRP Consistency Determination for the Project, concluding that it is entirely consistent with the LWRP policies which apply to the Project; and

WHEREAS, on February 18, 2026, the City of Beacon Zoning Board of Appeals granted a rear yard setback variance to allow 23.8 feet where 50 feet is required; and

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

WHEREAS, the Planning Board has reviewed the application for a Special Use Permit against the standards set forth in City of Beacon Code §§ 223-18.B(1) and 223-24.7.D(1); and

WHEREAS, the Planning Board has reviewed the request for a Certificate of Appropriateness against the standards set forth in City of Beacon Code § 134-6 and applied the design standards in City of Beacon Code § 134-7; and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code §§ 134-6 and 134-7 that the Project, in the HDLO Zone, is consistent with the historic character of the surrounding area and compatible with the design standards for the HDLO Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, and accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 28 and a maximum of 77 off-street parking spaces are permitted, and the Planning Board hereby determines that, based on its review of the March 27, 2026 letter from Colliers Engineering & Design submitted to the Planning Board by the Applicant, that a total of 39 on-site parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on the additional provision of valet parking during peak periods, offsite parking (14 spaces at The Riverview Funeral Home via a license agreement between the Applicant and The Riverview Funeral Home and overflow parking at the Municipal Plaza and/or Firehouse municipal lots). Therefore, pursuant to Section 22326.D(2) of the Zoning Code, 39 off-street parking spaces shall be the required number of offstreet parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board of the City of Beacon makes the following findings related to the general special permit standards pursuant to the City of Beacon Code § 223-18.B(1):

- a) The location and size of the proposed hotel and accessory uses, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located and the existing permitted uses on the adjacent blocks because the hotel and accessory uses will not significantly intensify the Property's use as it will replace an existing school with 120 students with a 48 room hotel expected to accommodate 48 to 96 guests and a 49-seat 1,220 square foot restaurant open to the public for weekday dinner service and weekend lunch and dinner service.

- b) The location, nature and height of the structure and its walls and fences and the nature and extent of the landscaping on the site are such that the proposed hotel and accessory uses will not conflict with the existing permitted uses on adjacent blocks or hinder or discourage the appropriate development use of adjacent land and buildings because the Project reuses the existing buildings and existing driveway and proposed additional development of the 1.77 acre Property will not substantially increase neighborhood density or impede adjacent development. Further, the Applicant proposes a robust landscape plan with perimeter vegetative screening between the proposed use and adjacent residential properties.
- c) Operations in connection with the proposed hotel and accessory uses will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit because the Project does not propose outdoor events or outdoor dining, public restaurant hours will not extend past 10 p.m. on weeknights and Sunday nights and 11 p.m. on Saturday nights and mechanicals will be screened with sound-dampening landscaping, as is consistent with the residential nature of the site's surroundings.
- d) Parking areas for the proposed hotel and accessory uses are of adequate size for the particular use and are properly located and suitably screened from the adjoining residential uses because the Project's proposed 39 onsite parking spaces, will be supplemented by valet parking and off-site peak overflow parking at The Riverview Funeral Home and nearby municipal parking lots.
- e) The entrance and exit drives for the proposed hotel and accessory uses are laid out so as to achieve maximum safety, and the proposed use will not cause unreasonable traffic congestion or create a traffic hazard because the driveway has an existing curb cut onto Wolcott Avenue with adequate lines of sight.
- f) Uses, buildings, and operations for the proposed hotel and accessory uses are accessible for emergency services because there is a fire hydrant in the City right-of-way north of the Property on Wolcott Avenue/NY-9D, the new addition will be serviced by a fire suppression sprinkling service, the driveway entrance provides unhindered access from Wolcott Avenue and the Project's driveways and internal travel lanes will accommodate the City's emergency vehicles for entry and turnaround.
- g) Uses, buildings, and operations for the proposed hotel and accessory uses are appropriately located for water, sewer and other infrastructure requirements because the Property has access to these services from underground and aboveground utility connections along Wolcott Avenue/NY-9D.

- h) The proposed hotel and accessory uses will comply with other regulations in the Code and will be compatible with the recommendations of the City's 2017 Comprehensive Plan to "encourage . . . tourists to visit the city," as would be consistent with a goal of the City's 2007 Comprehensive Plan to "encourage the development of additional . . . lodging." Furthermore, the proposed use is permitted in the HDLO Zoning District subject to Special Use Permit and thus is consistent with the City's local land use policy documents.

BE IT FURTHER RESOLVED that the Planning Board hereby makes the following findings related to the specific special permit standards pursuant to the City of Beacon Code §§ 223-24.7.D:

- a) Any exterior restoration will maintain the architectural and historic integrity of the structure and will be compatible with neighboring structures per City of Beacon Code § 223-24.7.D(1)(a), as the former Rose Hill Manor Day School is eligible for listing in the State and National Registers of Historic Places per the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") letter dated February 5, 2026, and the Applicant has incorporated the OPRHP recommendations into the Project's Site Plan, specifically the retention of original architectural features, including a balcony, window mullions and Victorian porch post brackets, the adoption of a cohesive color palette for the existing structures and new construction with subtle differences to highlight existing from new and the preparation of a construction protection plan for historic resources.
- b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes per City of Beacon Code § 223-24.7.D(1)(b), as the Project proposes to retain, where feasible, and add to existing vegetation along the Wolcott Avenue/NY-9D frontage and along all property boundaries, as detailed in the Project's Landscape Plan and Illustrated Plant List.
- c) The traffic generation resulting from the proposed use will not overburden existing roads per City of Beacon Code § 223-24.7.D(1)(c), as the October 28, 2025 letter from Colliers Engineering & Design submitted to the Planning Board by the Applicant indicates that the Project's proposed use will result in a decrease in traffic generation during weekday peak hours and an increase of approximately 38 total trips during the Saturday peak hour, resulting in additional traffic generation which is considered "not significant."
- d) Adequate parking can be provided without unduly destroying the landscape or the setting of the structure per § 223-24.7.D(1)(c), as the Project proposes 39 onsite parking

spaces, that will be located in substantially the same or similar locations as the Property's existing 34 parking spaces and exiting playground.

- e) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure per City of Beacon Code § 223-24.7.D(1)(c), as the proposed renovation of the Property's two existing buildings and incorporation of an addition with similar but not identical design features will serve to preserve and highlight the existing historical buildings while also ensuring their continued use through adaptation and modernization.

BE IT FURTHER RESOLVED, that the Planning Board of the City of Beacon hereby grants Special Permit and Site Plan approvals, as shown on the applications materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Site Plan by the Chairman of the Planning Board:

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, and shall meet all conditions contained in such approvals, as required therein. As part of the Applicant's application to NYSDOT, the Applicant shall pursue the installation of a crosswalk on Wolcott Avenue and install any crosswalks and/or signage approved by NYSDOT. The Applicant shall copy the City on correspondence with NYSDOT on this issue.
3. The comments contained in the City Engineer's letter to the Planning Board dated May 8, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner's letter to the Planning Board dated May 11, 2026, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
5. Sheet 7 shall be revised to provide more detail about the proposed paint colors to confirm that the existing differentiation between elements on the structure is maintained to highlight items like the porch columns, vertical panels on tower, distinction between first and second story, etc.
6. Additional detail and dimensions shall be added to the proposed elevations to the satisfaction of the Building Inspector.

7. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. Prior to the issuance of a Building Permit, the Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.
8. The Applicant shall submit a copy of the executed Parking License Agreement with Riverview Funeral Home.
9. The Applicant shall provide a Construction Protection Plan for historic resources located within 90 feet of construction.

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. Conditions to be satisfied prior to the issuance of a Building Permit:

1. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.
2. The Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of all required public improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.
3. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

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

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

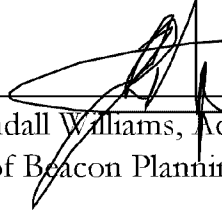
D. The following are general conditions which shall be fulfilled:

1. In the event the License Agreement with the Riverview Funeral Home is terminated, rescinded, expires or is otherwise no longer in effect, the Applicant shall return to the Planning Board to propose an alternative location or demonstrate such parking is not necessary.
2. Any tree proposed to be removed which is located on a property line shall require written consent of the adjacent property owner.
3. 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.
4. A copy of this Resolution shall be attached to the Certificate of Occupancy.
5. 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.
6. 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.
7. 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.
8. 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 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.
9. This approval is conditioned on compliance with all the mitigation measures specified in the Applicant's FEAF and related application documents, including

the SEQRA Negative Declaration. The Applicant shall be responsible for funding and/or implementation of all such identified mitigation measures. When the terms of this resolution may be inconsistent with the FEAF, the terms of this resolution shall be controlling.

10. 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.
11. 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.
12. 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.
13. The approval granted by this resolution does not supersede the authority of any other entity.
14. 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: May 12, 2026
Beacon, New York


_____,
J. Randall Williams, Acting Chairman
City of Beacon Planning Board

, Dated 06/01 2026

Site Plan, Special Permit and
Certificate of Appropriateness Approval

1064 Wolcott Avenue

Motion by Ms. Quiana, seconded by Mr. Warner:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
David Jensen	Voting AYE	J. Randall Williams	Voting AYE
Karen Quiana	Voting AYE	John Gunn, Chairman	Voting EXCUSED
James Vermeulen	Voting AYE		

Resolution: Approved 6-0