

**TOWN OF FISHKILL  
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of Fishkill will hold a Public Hearing on **Tuesday, October 20, 2020**, in the Francois R. Cross Meeting Room, located in the lobby of the Town of Fishkill Town Hall, at 807 Route 52, Fishkill, New York commencing at **7:30 PM** or as soon thereafter as possible to consider an area variance for Patricia and Robert Bianco who seek the following avenue of relief for the purpose of replacing an existing deck with a 16' wide by 20' long deck:

- A 4' 5" area variance to reduce the side yard setback to 15' 5" where 20' is the minimum required in the R-20 Zoning District.

The lands affected by this application are located at 1 Plymouth Road in the Town of Fishkill and shown generally on the tax map as Section 6256, Block 04, Lot 556417 consisting of 0.48 acres.

PLEASE TAKE FURTHER NOTICE that the Zoning Board of Appeals has not made a determination of significance pursuant to the State Environmental Quality Review Act and hereby reserves its right to make such determination after the conclusion of the public hearing.

All interested persons will be heard by the Zoning Board of Appeals of the Town of Fishkill at the public hearing as stated above.

BY ORDER OF THE ZONING BOARD OF APPEALS  
OF THE TOWN OF FISHKILL, NEW YORK  
Debbie Colonna, Clerk  
September 23, 2020



Town of Fishkill  
Building, Fire, Zoning & Planning Department  
807 Route 52  
Fishkill, NY12524  
845-831-7800 ext. 3328 | dcolonna@fishkill-ny.gov  
www.fishkill-ny.gov

*Thomas Van Tine, Chairman  
Zoning Board of Appeals*

**Variance Application Statement**

Date: September 23, 2020

Application No.: ZB20-007

Applicant: Patricia and Robert Bianco

Tax Grid No.: 6256-04-556417

Address of Property: 1 Plymouth Road

Zoning District: R-20

Acres: 0.48

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The Applicant is requesting an area variance of 4' 5" to reduce the side yard setback to 15' 5" where 20' is the minimum required in the R-20 Zoning District for the purpose of replacing the existing deck with a 16' wide by 20' long deck. Said request is in violation of Town of Fishkill Town Code Chapter 150 - Schedule of Regulations.



**Town of Fishkill  
Zoning Board of Appeals  
807 Route 52  
Fishkill, NY 12524  
Phone: (845) 831-7800 ext. 3328  
Fax: (845) 831-3256**

**APPLICATION FOR AN AREA VARIANCE**

<b>FOR OFFICE USE ONLY</b>	
Application No.:	ZB 2 0 — 0 0 7
Application Fee:	\$300.00 chk# 5328
Escrow Deposit:	\$1,000.00 chk# 5239
Escrow Account No.:	TA2088-ZB062

**Note:** If all information does not fit on this form, please attach additional pages to this form.  
If any items are not applicable on this form, please indicate so as N/A.

**APPLICANT'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

Name: PATRICIA AND ROBERT BIANCO  
Mailing Address: 1 PLYMOUTH ROAD  
City/Town: FISHKILL State: N.Y. Zip Code: 12524  
Telephone Number: 845-896-4823 Fax Number: -  
E-Mail Address: pmbianco@hotmail.com

**PROPERTY OWNER'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

*(If the Applicant does not own the property, the Applicant must submit a statement from the Property Owner authorizing the Applicant to appeal on his/her behalf)*

Name: PATRICIA AND ROBERT BIANCO  
Mailing Address: 1 PLYMOUTH ROAD  
City/Town: FISHKILL State: N.Y. Zip Code: 12524  
Telephone Number: 845-896-4823 Fax Number: -  
E-Mail Address: pmbianco@hotmail.com

**REPRESENTATIVE'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

Name: \_\_\_\_\_  
Mailing Address: N/A.  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

<b>FOR OFFICE USE ONLY - DATE RECEIVED</b>
RECEIVING AUG 26 2020 Zoning Board of Appeals



Town of Fishkill
Zoning Board of Appeals
807 Route 52
Fishkill, NY 12524
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APPLICATION FOR AN AREA VARIANCE

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PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR INFORMATION
(ENTIRE SECTION MUST BE COMPLETED)

Name:
Mailing Address: N/A
City/Town: State: Zip Code:
Telephone Number: Fax Number:
E-Mail Address:
License Number:

ATTORNEY INFORMATION
(ENTIRE SECTION MUST BE COMPLETED)

Name:
Mailing Address: N/A
City/Town: State: Zip Code:
Telephone Number: Fax Number:
E-Mail Address:

APPEAL CONCERNS THE FOLLOWING PROPERTY (ENTIRE SECTION MUST BE COMPLETED)

The Applicant's Appeal from a decision concerns the following:

Tax Grid Number: 6256 - 04 - 556417 Acres: 0.48 ACRES
Tax Grid Number: Acres:
Property Street Address: 1 PLYMOUTH ROAD FISHKILL, N.Y. 12524
Property Street Address:
Property is located in R-20 Zoning District(s)
Year Owner acquired the property: 1983



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APPLICATION FOR AN AREA VARIANCE

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APPEAL CONCERNS THE FOLLOWING PROPERTY (ENTIRE SECTION MUST BE COMPLETED)
(CONTINUED)

The Applicant's Appeal from a decision of the Zoning Enforcement Officer or as directed by the Planning Board as permitted by New York State Law, concerns the following:

- Town of Fishkill Planning Board Action
Denial of an Application for a Building Permit
Interpretation of Town Code Chapter:

Variance is requested for the construction of: 16' W x 20' L DECK

Variance is required for the legalization of: N/A

Variance for other action: N/A

Violation of which section(s) of the Zoning Code: Chapter 150 Schedule of Residential Regula

Date of the Zoning Enforcement Officer's Decision: JULY 16, 2020

State the reason you are applying for the variance(s): DECK CONSTRUCTION

Is the property within 500' of any of the following?

- Village of Fishkill
Town of Wappinger
Town of East Fishkill
City of Beacon
Interstate 84
State or County Road (Rt 9, Rt 9D, Rt 52, Rt 82, DC Route 34, DC Rt 34, DC Rt 35 and DC Rt 36)

N/A Existing or proposed right-of-way of any stream, creek or river? (Please describe): N/A

N/A Wetlands or wetland buffer areas



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**APPLICATION FOR AN AREA VARIANCE**

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<b>APPEAL CONCERNS THE FOLLOWING PROPERTY (CONTINUED)</b>				
<b>(ENTIRE SECTION MUST BE COMPLETED)</b>				
Zoning District:	Minimum allowed by Town Code	Current Setback	New Setback	Variance Required
<b>Front Yard Setback</b> (R-15, R-20, RMF-3, RMF-5 - 35 ft.) (R-40, R2A - 50 ft.) (R4-A - 60 ft.) (BHD - Beacon Hills District - 40 ft.)	_____ ft.	_____ ft. _____ in.	_____ ft. _____ in.	_____ ft. <u>0</u> in.
<b>Rear Yard Setback</b> (R-15, RMF-3, RMF-5 - 30 ft.) (R-20 - 40ft) (R-40, R2A - 50 ft.) (R-4A - 60 ft.) (BHD - Beacon Hills District - 40 ft.)	<u>20</u> ft.	<u>25</u> ft. <u>5</u> in.	<u>15</u> ft. <u>5</u> in.	<u>4</u> ft. <u>5</u> in.
<b>Left Side Yard Setback</b> (R-15, RMF-3, RMF-5 - 15 ft.) (R-20 - 20 ft.) (R-40 - 25 ft.) (R2-A - 40 ft.) (R4-A - 50 ft.) (BHD - Beacon Hills District - 20 ft.)	_____ ft	_____ ft. _____ in	_____ ft. _____ in	_____ ft. <u>0</u> in
<b>Right Side Yard Setback</b> (R-15, RMF-3, RMF-5 - 15 ft.) (R-20 - 20 ft.) (R-40 - 25 ft.) (R-2A - 40 ft.) (R-4A - 50 ft.) (BHD - Beacon Hills District - 20 ft.)	_____ ft.	_____ ft. _____ in	_____ ft. _____ in	_____ ft. <u>0</u> in
<b>Maximum Lot Coverage (impervious surfaces)</b> (R-15 - 22%) R-20, RMF-3 - 20%) (R-40 - 12%) (R-2A - 10%) (R-4A - 5%) (RMF-5 - 30%) (BHD - Beacon Hills District - 20%)	Maximum Lot Coverage) _____ %	Maximum Lot Coverage) _____ %	Maximum Lot Coverage) _____ %	_____ <u>0</u> %
<b>Other: (please specify)</b>				
N/A				



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**APPLICATION FOR AN USE VARIANCE**

**Note:** If all information does not fit on this form, please attach additional pages to this form.  
If any items are not applicable on this form, please indicate so as N/A.

**TESTS FOR AN AREA VARIANCE (ENTIRE SECTION MUST BE COMPLETED)**

The ZBA must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Describe below how each of the five (5) criteria are met and attach a copy of any supporting materials.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting an area variance.

NO. It keeps with existing character of neighborhood / property.

2. Whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than an area variance.

NO. They are looking to enlarge existing deck.

3. Whether the requested area variance is substantial.

NO. Area variance is 4.5 feet. Deck will be 16' WIDE AND 20' in length.

4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

NO. It will keep and enhance existing character of neighborhood property.



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CRITERIA FOR AN AREA VARIANCE (ENTIRE SECTION MUST BE COMPLETED)
(CONTINUED)

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the area variance.

Replacing existing deck built with house.

NO IT'S NOT SELF-CREATED.

ACKNOWLEDGEMENT

In accordance with Town of Fishkill Town Code §150-98, the undersigned Owner, and if different, the undersigned Applicant acknowledge and agree to the following:

In the event of failure to reimburse the engineer, legal and consulting expenses incurred by the Town with regard to this Application, the Town may seek recovery of such expenses by action venued in a court of appropriate jurisdiction and the Owner and the Applicant, if different, shall be jointly and severally responsible for the reasonable and necessary attorney's fees expended by the Town in prosecuting such action. In the alternative, and at the sole discretion of the Town, a default reimbursement of such expenses incurred by the Town, with regard to this Application, shall be remedied by charging such unpaid sums against the subject property and collecting such unpaid sums along with any other charges against the subject property.

Patricia Seane Robert Beano
Applicant's Signature

8/21/20

Date

Patricia Seane Robert Beano
Owner's Signature

8/21/20

Date

N/A

Representative's Signature

Date



**TOWN OF FISHKILL**  
CODE ENFORCEMENT

# **TOWN OF FISHKILL**

## **OFFICE OF MUNICIPAL DEVELOPMENT**

807 Route 52, Fishkill, New York 12524-3110  
website: [www.fishkill-ny.gov](http://www.fishkill-ny.gov) e-mail: [jpetrus@fishkill-ny.gov](mailto:jpetrus@fishkill-ny.gov)

(845) 831-7800 ext. 3321 Fax: (845) 831-3256



**NEW YORK STATE**  
CODE ENFORCEMENT

July 16, 2020

RECEIVED  
AUG 26 2020  
Zoning Board of Appeals

Bianco Robert  
1 Plymouth Road  
Fishkill, NY 12524

Grid # 6256-04-556417 (PA20-303)

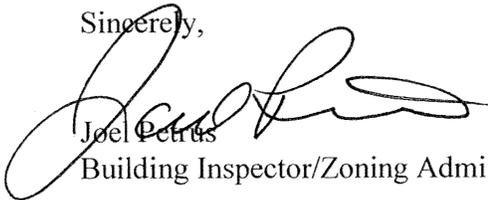
Dear Mr. Bianco:

A review of your Building Permit Application has been conducted. I am denying the application for the following reasons:-

- 1) A proposed 15.5' side yard setback for a deck is in violation of the minimum required side yard setback of 20' for R-20 zoning districts. This is a violation of Chapter 150 of the Town Code Schedule of Regulations for Residential Districts minimum yard requirements.**

Relief may be sought through the Zoning Board of Appeals. If you have any questions please feel free to contact me at 845-831-7800 ext. 3321.

Sincerely,



Joel Petrus

Building Inspector/Zoning Administrator

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

RECEIVED  
AUG 26 2020  
Zoning Board of Appeals

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: <b>DECK CONSTRUCTION</b>							
Project Location (describe, and attach a location map): <b>LOT #4 BRINCKERHOFF - CEDAR HILL SECTION 3 C1 PLYMOUTH ROAD FISHKILL</b>							
Brief Description of Proposed Action: <b>REPLACING EXISTING 10'L X 12'W DECK BUILT WITH HOUSE WITH AN ENLARGED DECK 16'W X 20'L</b>							
Name of Applicant or Sponsor: <b>PATRICIA + ROBERT BIANCO</b>		Telephone: <b>845-896-4823</b>					
Address: <b>1 PLYMOUTH ROAD</b>		E-Mail: <b>pmbianco@hotmail.com</b>					
City/PO: <b>FISHKILL</b>		State: <b>N.Y.</b>	Zip Code: <b>12524</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<b>0.48</b> acres					
b. Total acreage to be physically disturbed?		<b>N/A</b> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>N/A</b> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan? ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>PATRICIA BIANCO</u> Date: <u>8/21/20</u> Signature: <u>Patricia Bianco Robert Bianco</u> Title: _____		

Project:

Date:

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

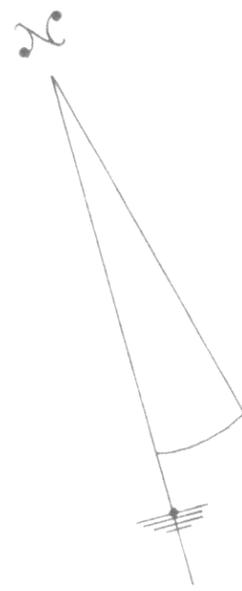
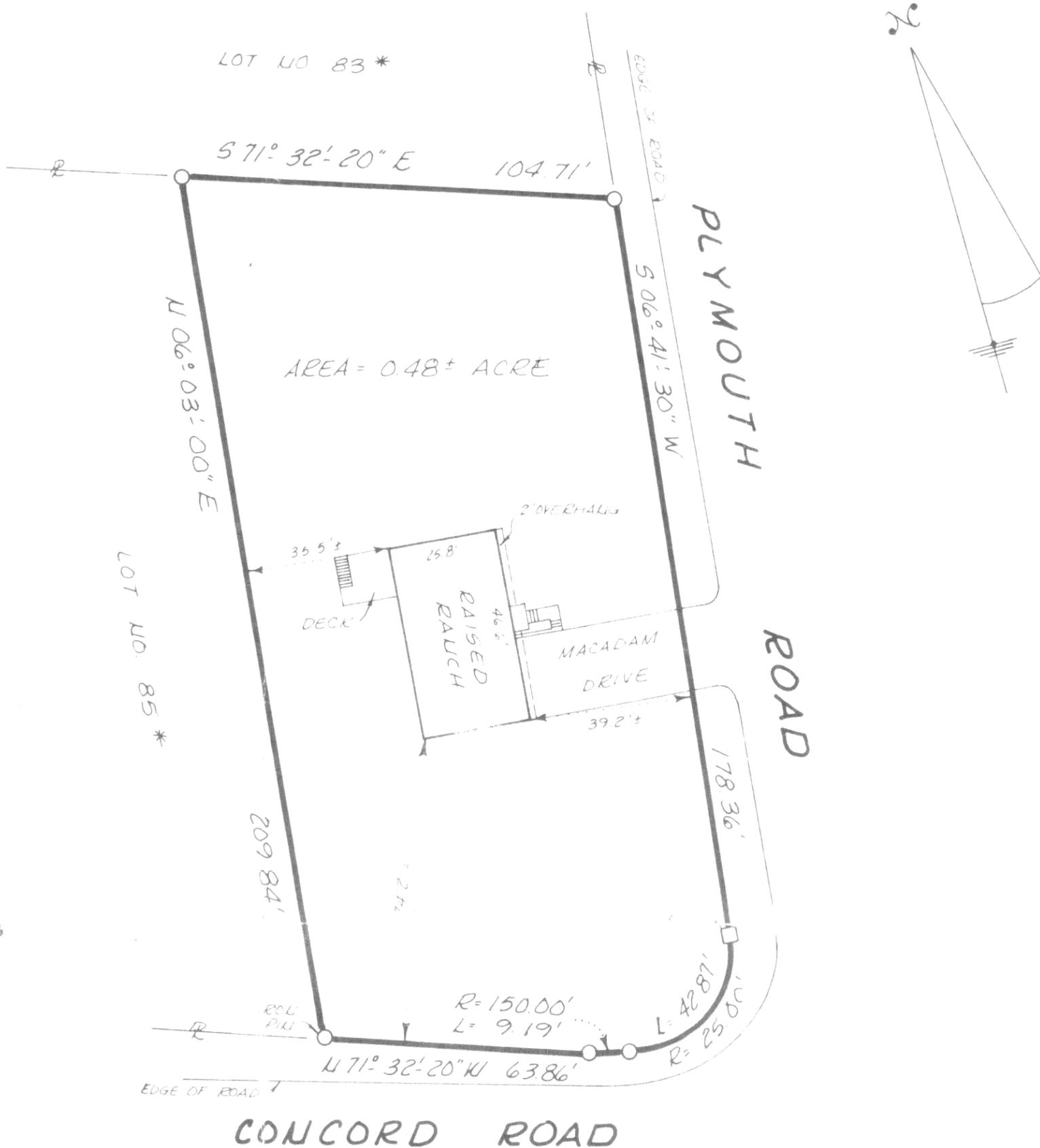
Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

***Short Environmental Assessment Form  
 Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



MAP OF SURVEY OF  
 LOT NO. 84  
**BRINKERHOFF - CEDAR HILL**  
 SECTION 3\*

TOWN OF FISHKILL  
 SCALE 1" = 30'

DUTCHESS COUNTY, N.Y.  
 MAY 3, 1979  
 REDATE MAY 31, 1979

IT IS HEREBY CERTIFIED TO THE CHICAGO TITLE INSURANCE COMPANY,  
 THE COLONIAL MORTGAGEE CORP., AND STUART THEOHARY AND  
 BEVERLY C ANKARLO THAT THIS SURVEY WAS PREPARED IN  
 ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND  
 SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF  
 PROFESSIONAL LAND SURVEYORS, INC.  
 ALSO CERTIFIED TO THE FEDERAL HOUSING ADMINISTRATION

**PETER R. HUSTIS, L.L.S.**

184 MAIN STREET, BEACON, N.Y.  
 828 BROADWAY, NEWBURGH, N.Y.



5 CONCORD ROAD

CONCORD ROAD

15.5'

35.5'

20'

PROPOSED DECK

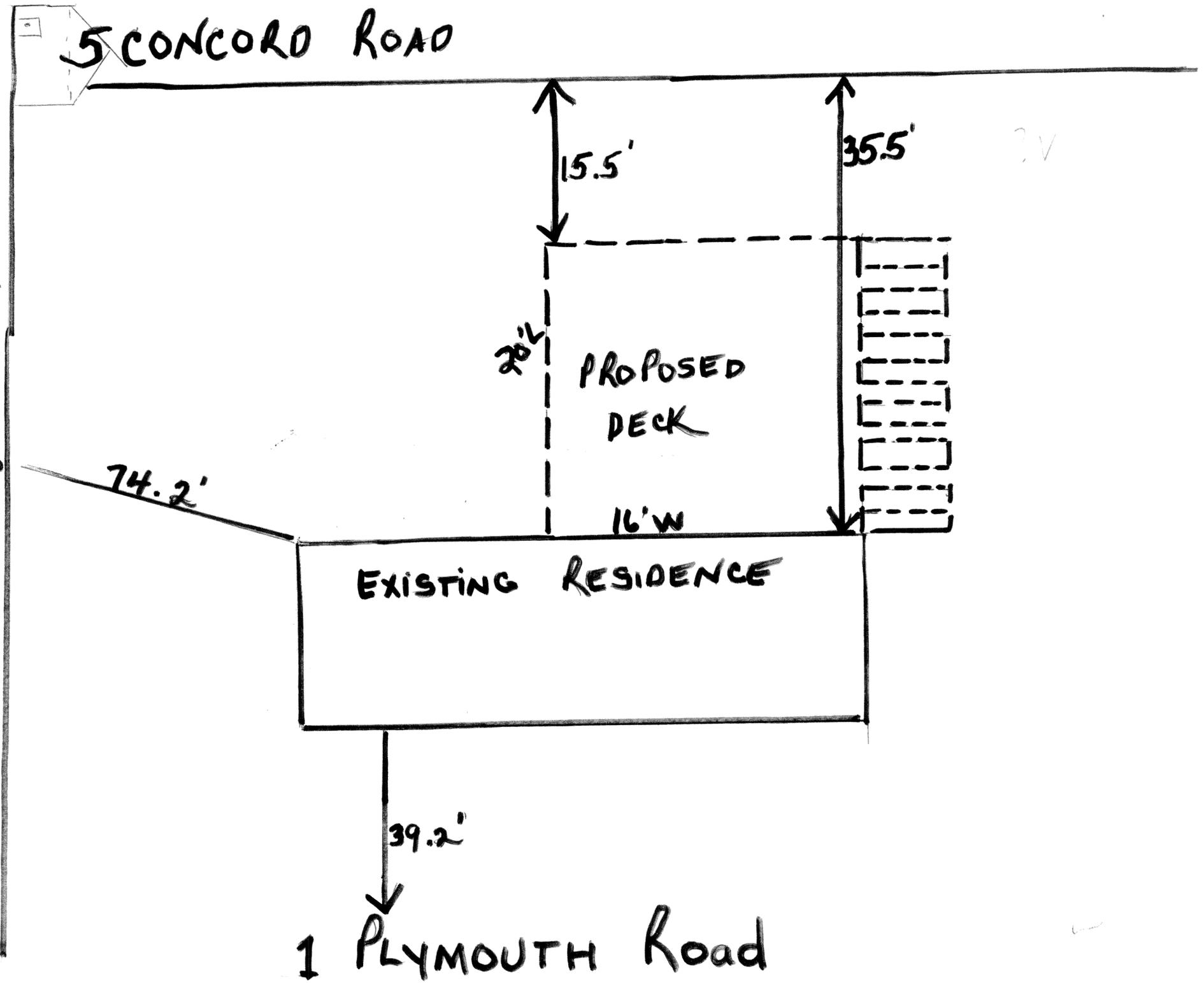
16' W

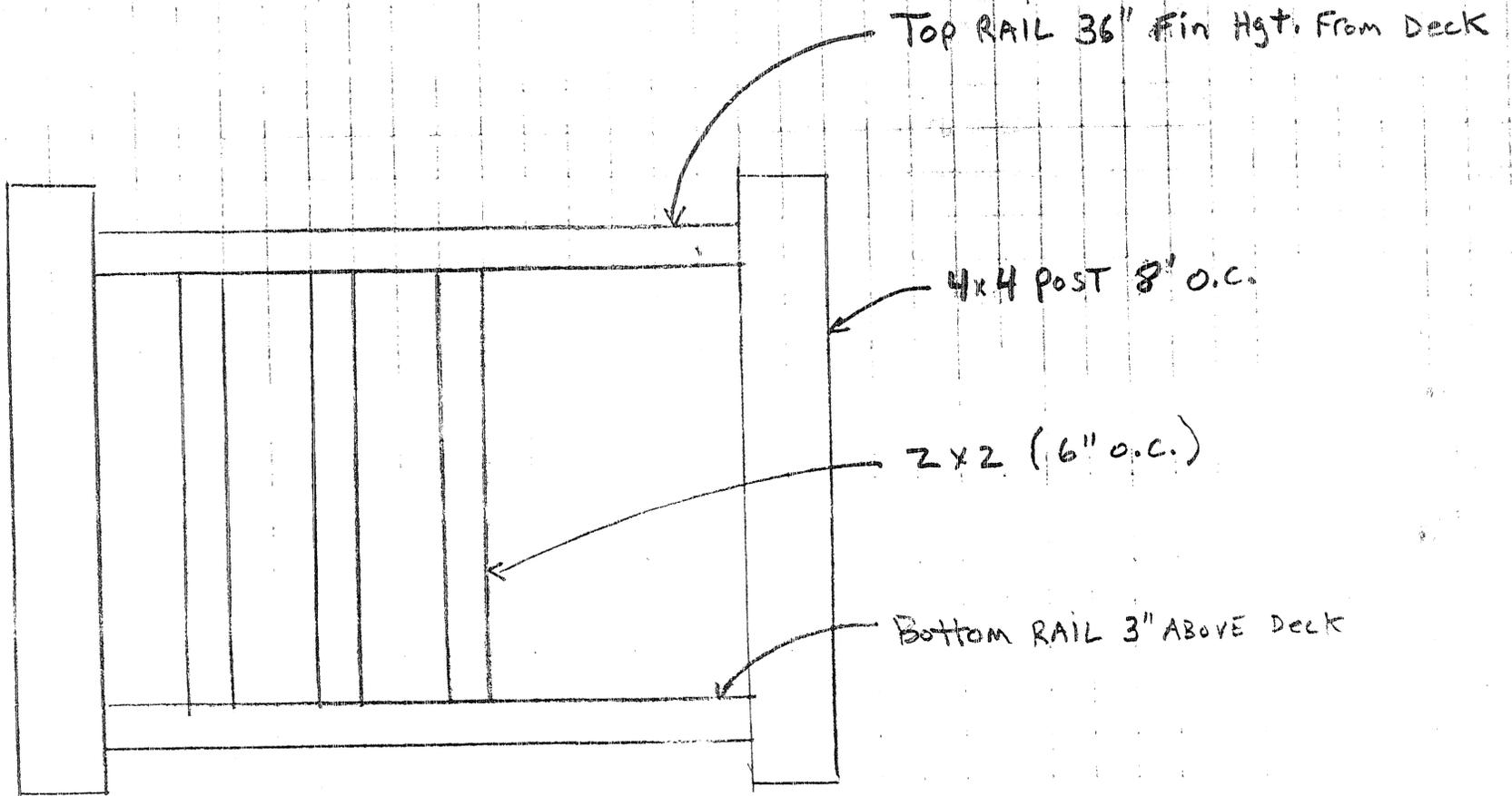
74.2'

EXISTING RESIDENCE

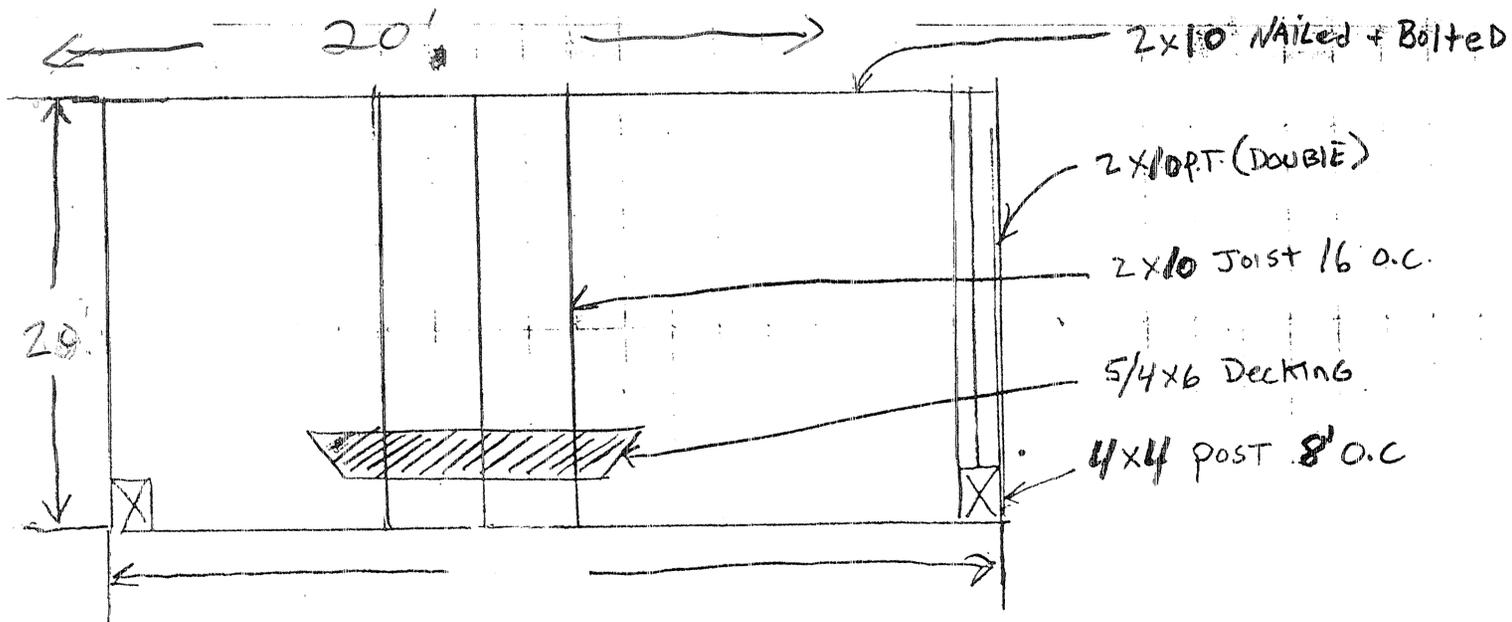
39.2'

1 PLYMOUTH ROAD



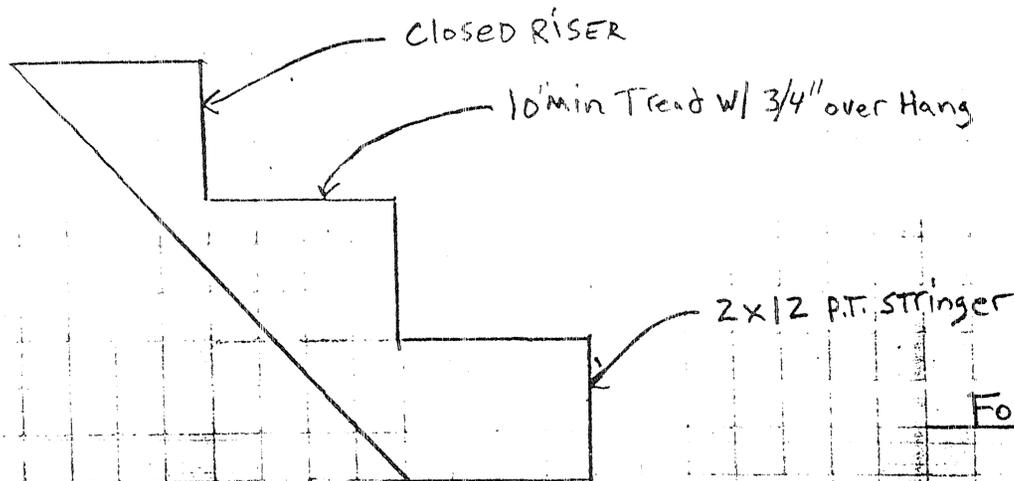


RAILING DETAIL

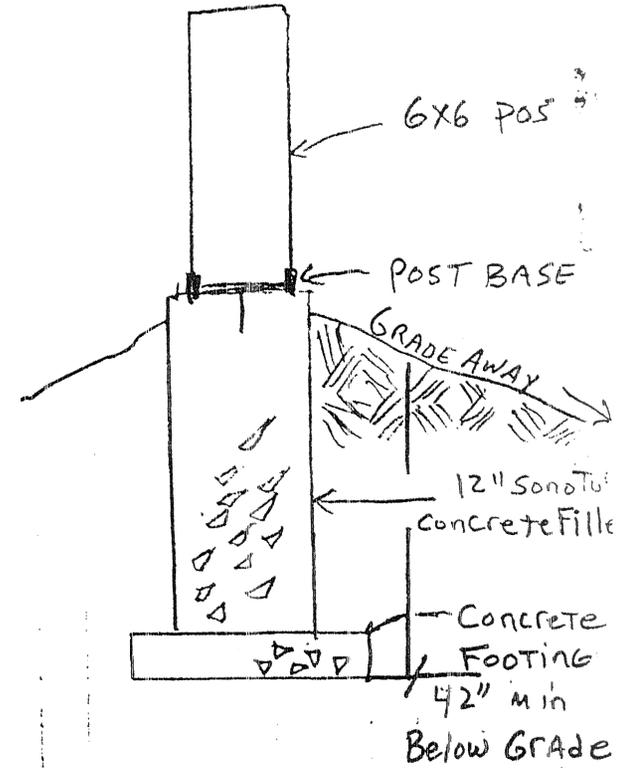


FRAME DETAIL

- NOTES
- 1) All FRAME MATERIAL TO BE Pressure Treated
  - 2) All Joist Attached w/ Appropriate Joist Hanger.
  - 3) Flashing Installed Where Frame Meets Hous

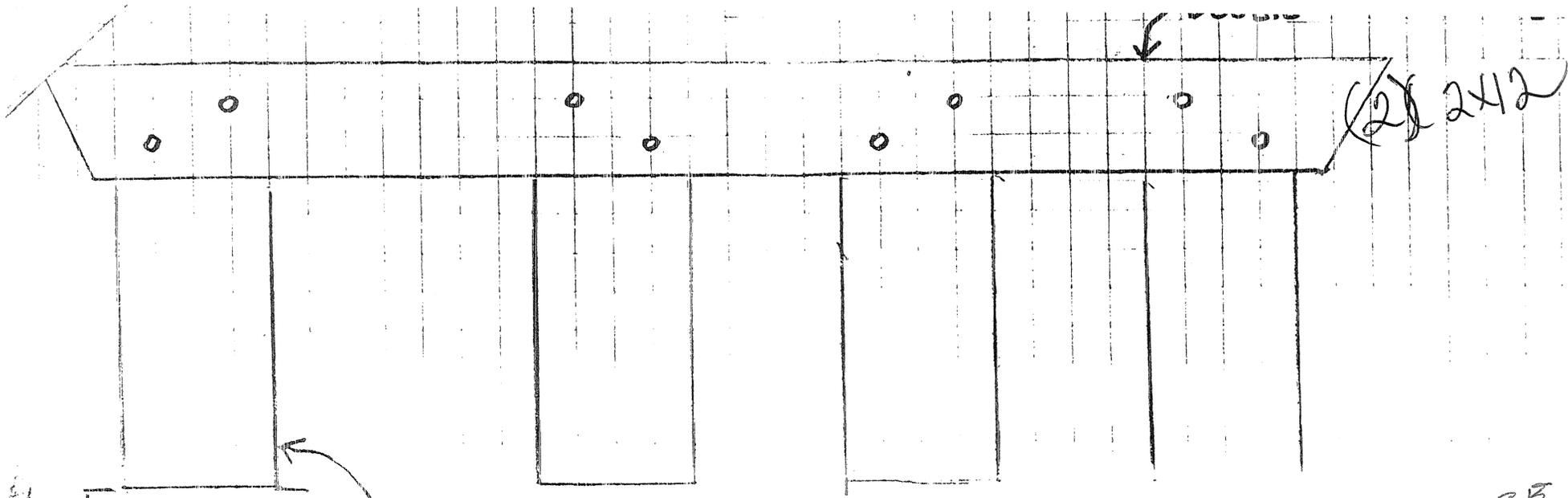


STAIR DETAIL



FOOTING DETAIL

MR + MRS BIANCO  
 1 PLYMOUTH RD  
 FISHKILL, NY 12524 -



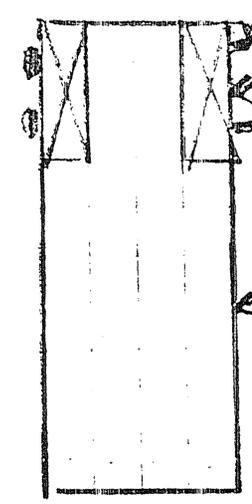
(2) 2x12

6x6 POST @ 1' O.C.

NO CARRIAGE BOLTS

All POST TO BE ATTACHED TO concrete Piers w/POST Anchors

10" CARRIAGE BOLTS



See ATTACHED FOR DETAILS

6x6 BOLTED

Need Hold Down Device

See ATTACHED

GIRDER DETAIL



**Town of Fishkill  
Zoning Board of Appeals  
807 Route 52  
Fishkill, NY 12524  
Phone: (845) 831-7800 ext. 3328  
Fax: (845) 831-3256**

**APPLICATION FOR AN AREA VARIANCE**

<b>FOR OFFICE USE ONLY</b>	
Application No.:	ZB 2 0 — 0 0 7
Application Fee:	\$300.00 chk# 5328
Escrow Deposit:	\$1,000.00 chk# 5239
Escrow Account No.:	TA2088-ZB062

**Note:** If all information does not fit on this form, please attach additional pages to this form.  
If any items are not applicable on this form, please indicate so as N/A.

**APPLICANT'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

Name: PATRICIA AND ROBERT BIANCO  
Mailing Address: 1 PLYMOUTH ROAD  
City/Town: FISHKILL State: N.Y. Zip Code: 12524  
Telephone Number: 845-896-4823 Fax Number: -  
E-Mail Address: pmbianco@hotmail.com

**PROPERTY OWNER'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

*(If the Applicant does not own the property, the Applicant must submit a statement from the Property Owner authorizing the Applicant to appeal on his/her behalf)*

Name: PATRICIA AND ROBERT BIANCO  
Mailing Address: 1 PLYMOUTH ROAD  
City/Town: FISHKILL State: N.Y. Zip Code: 12524  
Telephone Number: 845-896-4823 Fax Number: -  
E-Mail Address: pmbianco@hotmail.com

**REPRESENTATIVE'S INFORMATION (ENTIRE SECTION MUST BE COMPLETED)**

Name: \_\_\_\_\_  
Mailing Address: N/A.  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

<b>FOR OFFICE USE ONLY - DATE RECEIVED</b>
RECEIVING AUG 26 2020 Zoning Board of Appeals



**Town of Fishkill  
Zoning Board of Appeals  
807 Route 52  
Fishkill, NY 12524  
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**APPLICATION FOR AN AREA VARIANCE**

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**PROFESSIONAL ENGINEER, ARCHITECT OR LAND SURVEYOR INFORMATION  
(ENTIRE SECTION MUST BE COMPLETED)**

Name: \_\_\_\_\_  
Mailing Address:           N/A            
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
License Number: \_\_\_\_\_

**ATTORNEY INFORMATION  
(ENTIRE SECTION MUST BE COMPLETED)**

Name: \_\_\_\_\_  
Mailing Address:           N/A            
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

**APPEAL CONCERNS THE FOLLOWING PROPERTY (ENTIRE SECTION MUST BE COMPLETED)**

The Applicant's Appeal from a decision concerns the following:

Tax Grid Number: 6256 - 04 - 556417 Acres: 0.48 ACRES  
Tax Grid Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Acres: \_\_\_\_\_  
Property Street Address: 1 PLYMOUTH ROAD FISHKILL, N.Y. 12524  
Property Street Address: \_\_\_\_\_  
Property is located in R-20 Zoning District(s)  
Year Owner acquired the property: 1983



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Zoning Board of Appeals
807 Route 52
Fishkill, NY 12524
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APPLICATION FOR AN AREA VARIANCE

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APPEAL CONCERNS THE FOLLOWING PROPERTY (ENTIRE SECTION MUST BE COMPLETED)
(CONTINUED)

The Applicant's Appeal from a decision of the Zoning Enforcement Officer or as directed by the Planning Board as permitted by New York State Law, concerns the following:

- Town of Fishkill Planning Board Action
Denial of an Application for a Building Permit
Interpretation of Town Code Chapter:

Variance is requested for the construction of: 16' W x 20' L DECK

Variance is required for the legalization of: N/A

Variance for other action: N/A

Violation of which section(s) of the Zoning Code: Chapter 150 Schedule of Residential Regula

Date of the Zoning Enforcement Officer's Decision: JULY 16, 2020

State the reason you are applying for the variance(s): DECK CONSTRUCTION

Is the property within 500' of any of the following?

- Village of Fishkill
Town of Wappinger
Town of East Fishkill
City of Beacon
Interstate 84
State or County Road (Rt 9, Rt 9D, Rt 52, Rt 82, DC Route 34, DC Rt 34, DC Rt 35 and DC Rt 36)

N/A Existing or proposed right-of-way of any stream, creek or river? (Please describe): N/A

N/A Wetlands or wetland buffer areas



**Town of Fishkill  
Zoning Board of Appeals  
807 Route 52  
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**APPLICATION FOR AN AREA VARIANCE**

**Note:** If all information does not fit on this form, please attach additional pages to this form.  
If any items are not applicable on this form, please indicate so as N/A.

<b>APPEAL CONCERNS THE FOLLOWING PROPERTY (CONTINUED)</b>				
<b>(ENTIRE SECTION MUST BE COMPLETED)</b>				
<b>Zoning District:</b>	<b>Minimum allowed by Town Code</b>	<b>Current Setback</b>	<b>New Setback</b>	<b>Variance Required</b>
<b>Front Yard Setback</b> (R-15, R-20, RMF-3, RMF-5 - 35 ft.) (R-40, R2A - 50 ft.) (R4-A - 60 ft.) (BHD - Beacon Hills District - 40 ft.)	_____ ft.	_____ ft. _____ in.	_____ ft. _____ in.	_____ ft. <u>0</u> in.
<b>Rear Yard Setback</b> (R-15, RMF-3, RMF-5 - 30 ft.) (R-20 - 40ft) (R-40, R2A - 50 ft.) (R-4A - 60 ft.) (BHD - Beacon Hills District - 40 ft.)	<u>20</u> ft.	<u>25</u> ft. <u>5</u> in.	<u>15</u> ft. <u>5</u> in.	<u>4</u> ft. <u>5</u> in.
<b>Left Side Yard Setback</b> (R-15, RMF-3, RMF-5 - 15 ft.) (R-20 - 20 ft.) (R-40 - 25 ft.) (R2-A - 40 ft.) (R4-A - 50 ft.) (BHD - Beacon Hills District - 20 ft.)	_____ ft	_____ ft. _____ in	_____ ft. _____ in	_____ ft. <u>0</u> in
<b>Right Side Yard Setback</b> (R-15, RMF-3, RMF-5 - 15 ft.) (R-20 - 20 ft.) (R-40 - 25 ft.) (R-2A - 40 ft.) (R-4A - 50 ft.) (BHD - Beacon Hills District - 20 ft.)	_____ ft.	_____ ft. _____ in	_____ ft. _____ in	_____ ft. <u>0</u> in
<b>Maximum Lot Coverage (impervious surfaces)</b> (R-15 - 22%) R-20, RMF-3 - 20%) (R-40 - 12%) (R-2A - 10%) (R-4A - 5%) (RMF-5 - 30%) (BHD - Beacon Hills District - 20%)	Maximum Lot Coverage) _____ %	Maximum Lot Coverage) _____ %	Maximum Lot Coverage) _____ %	_____ <u>0</u> %
<b>Other: (please specify)</b>				
<u>N/A</u>				



Town of Fishkill  
807 Route 52  
Fishkill, NY 12524  
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**APPLICATION FOR AN USE VARIANCE**

**Note:** If all information does not fit on this form, please attach additional pages to this form.  
If any items are not applicable on this form, please indicate so as N/A.

**TESTS FOR AN AREA VARIANCE (ENTIRE SECTION MUST BE COMPLETED)**

The ZBA must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Describe below how each of the five (5) criteria are met and attach a copy of any supporting materials.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting an area variance.

NO. It keeps with existing character of neighborhood / property.

2. Whether the benefit sought by the applicant(s) can be achieved by some method, feasible for the applicant(s) to pursue, other than an area variance.

NO. They are looking to enlarge existing deck.

3. Whether the requested area variance is substantial.

NO. Area variance is 4.5 feet. Deck will be 16' WIDE AND 20' in length.

4. Whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

NO. It will keep and enhance existing character of neighborhood property.



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807 Route 52
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If any items are not applicable on this form, please indicate so as N/A.

CRITERIA FOR AN AREA VARIANCE (ENTIRE SECTION MUST BE COMPLETED)
(CONTINUED)

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board, but shall not necessarily preclude the granting of the area variance.

Replacing existing deck built with house.

NO IT'S NOT SELF-CREATED.

ACKNOWLEDGEMENT

In accordance with Town of Fishkill Town Code §150-98, the undersigned Owner, and if different, the undersigned Applicant acknowledge and agree to the following:

In the event of failure to reimburse the engineer, legal and consulting expenses incurred by the Town with regard to this Application, the Town may seek recovery of such expenses by action venued in a court of appropriate jurisdiction and the Owner and the Applicant, if different, shall be jointly and severally responsible for the reasonable and necessary attorney's fees expended by the Town in prosecuting such action. In the alternative, and at the sole discretion of the Town, a default reimbursement of such expenses incurred by the Town, with regard to this Application, shall be remedied by charging such unpaid sums against the subject property and collecting such unpaid sums along with any other charges against the subject property.

Patricia Seane Robert Bianco
Applicant's Signature

8/21/20

Date

Patricia Seane Robert Bianco
Owner's Signature

8/21/20

Date

N/A

Representative's Signature

Date



**TOWN OF FISHKILL**  
CODE ENFORCEMENT

# **TOWN OF FISHKILL**

## **OFFICE OF MUNICIPAL DEVELOPMENT**

807 Route 52, Fishkill, New York 12524-3110  
website: [www.fishkill-ny.gov](http://www.fishkill-ny.gov) e-mail: [jpetrus@fishkill-ny.gov](mailto:jpetrus@fishkill-ny.gov)

(845) 831-7800 ext. 3321 Fax: (845) 831-3256



**NEW YORK STATE**  
CODE ENFORCEMENT

July 16, 2020

RECEIVED  
AUG 26 2020  
Zoning Board of Appeals

Bianco Robert  
1 Plymouth Road  
Fishkill, NY 12524

Grid # 6256-04-556417 (PA20-303)

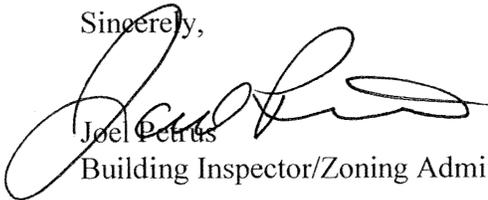
Dear Mr. Bianco:

A review of your Building Permit Application has been conducted. I am denying the application for the following reasons:-

- 1) A proposed 15.5' side yard setback for a deck is in violation of the minimum required side yard setback of 20' for R-20 zoning districts. This is a violation of Chapter 150 of the Town Code Schedule of Regulations for Residential Districts minimum yard requirements.**

Relief may be sought through the Zoning Board of Appeals. If you have any questions please feel free to contact me at 845-831-7800 ext. 3321.

Sincerely,



Joel Petrus  
Building Inspector/Zoning Administrator

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

RECEIVED  
AUG 26 2020  
Zoning Board of Appeals

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>							
Name of Action or Project: <b>DECK CONSTRUCTION</b>							
Project Location (describe, and attach a location map): <b>LOT #4 BRINCKERHOFF - CEDAR HILL SECTION 3 C1 PLYMOUTH ROAD FISHKILL</b>							
Brief Description of Proposed Action: <b>REPLACING EXISTING 10'L X 12'W DECK BUILT WITH HOUSE WITH AN ENLARGED DECK 16'W X 20'L</b>							
Name of Applicant or Sponsor: <b>PATRICIA + ROBERT BIANCO</b>		Telephone: <b>845-896-4823</b>					
		E-Mail: <b>pmbianco@hotmail.com</b>					
Address: <b>1 PLYMOUTH ROAD</b>							
City/PO: <b>FISHKILL</b>		State: <b>N.Y.</b>	Zip Code: <b>12524</b>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td align="center">NO</td> <td align="center">YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td align="center">NO</td> <td align="center">YES</td> </tr> <tr> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		<b>0.48</b> acres					
b. Total acreage to be physically disturbed?		<b>N/A</b> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>N/A</b> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan? ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:  _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>PATRICIA BIANCO</u> Date: <u>8/21/20</u> Signature: <u>Patricia Bianco Robert Bianco</u> Title: _____		

Project: Date: 

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

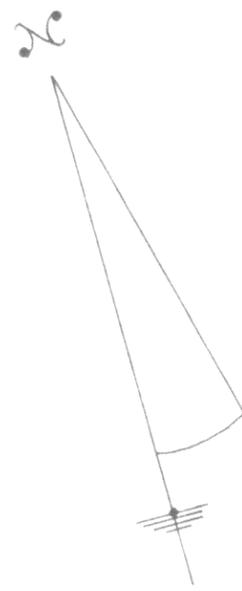
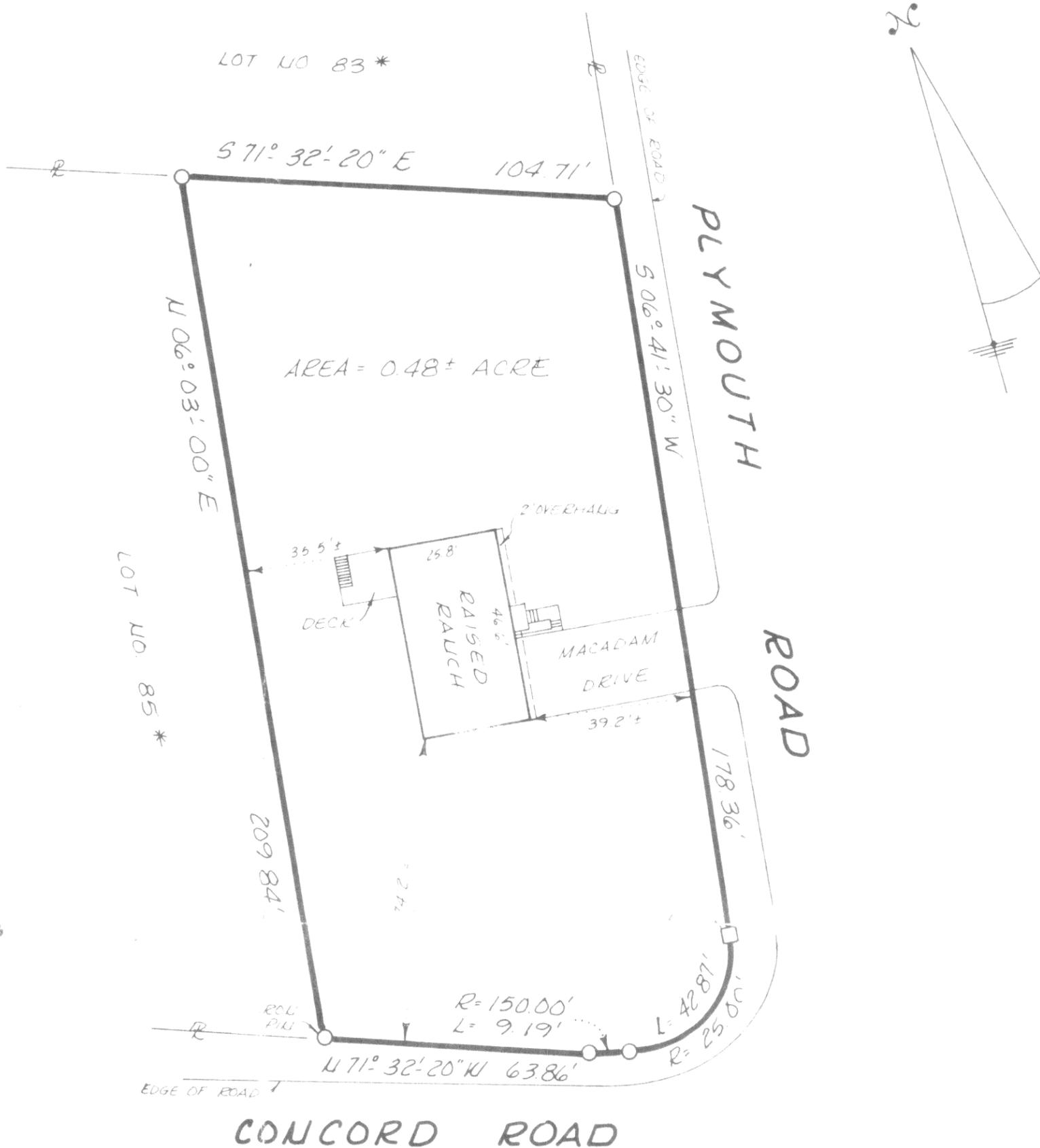
**Short Environmental Assessment Form  
 Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



MAP OF SURVEY OF  
 LOT NO. 84  
**BRINKERHOFF - CEDAR HILL**  
 SECTION 3\*

TOWN OF FISHKILL  
 SCALE 1" = 30'

DUTCHESS COUNTY, N.Y.  
 MAY 3, 1979  
 REDATE MAY 31, 1979

IT IS HEREBY CERTIFIED TO THE CHICAGO TITLE INSURANCE COMPANY,  
 THE COLONIAL MORTGAGEE CORP., AND STUART THEOHARY AND  
 BEVERLY C ANKARLO THAT THIS SURVEY WAS PREPARED IN  
 ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND  
 SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF  
 PROFESSIONAL LAND SURVEYORS, INC.  
 ALSO CERTIFIED TO THE FEDERAL HOUSING ADMINISTRATION

**PETER R. HUSTIS, L.L.S.**

184 MAIN STREET, BEACON, N.Y.  
 828 BROADWAY, NEWBURGH, N.Y.



5 CONCORD ROAD

CONCORD ROAD

15.5'

35.5'

20'

PROPOSED DECK

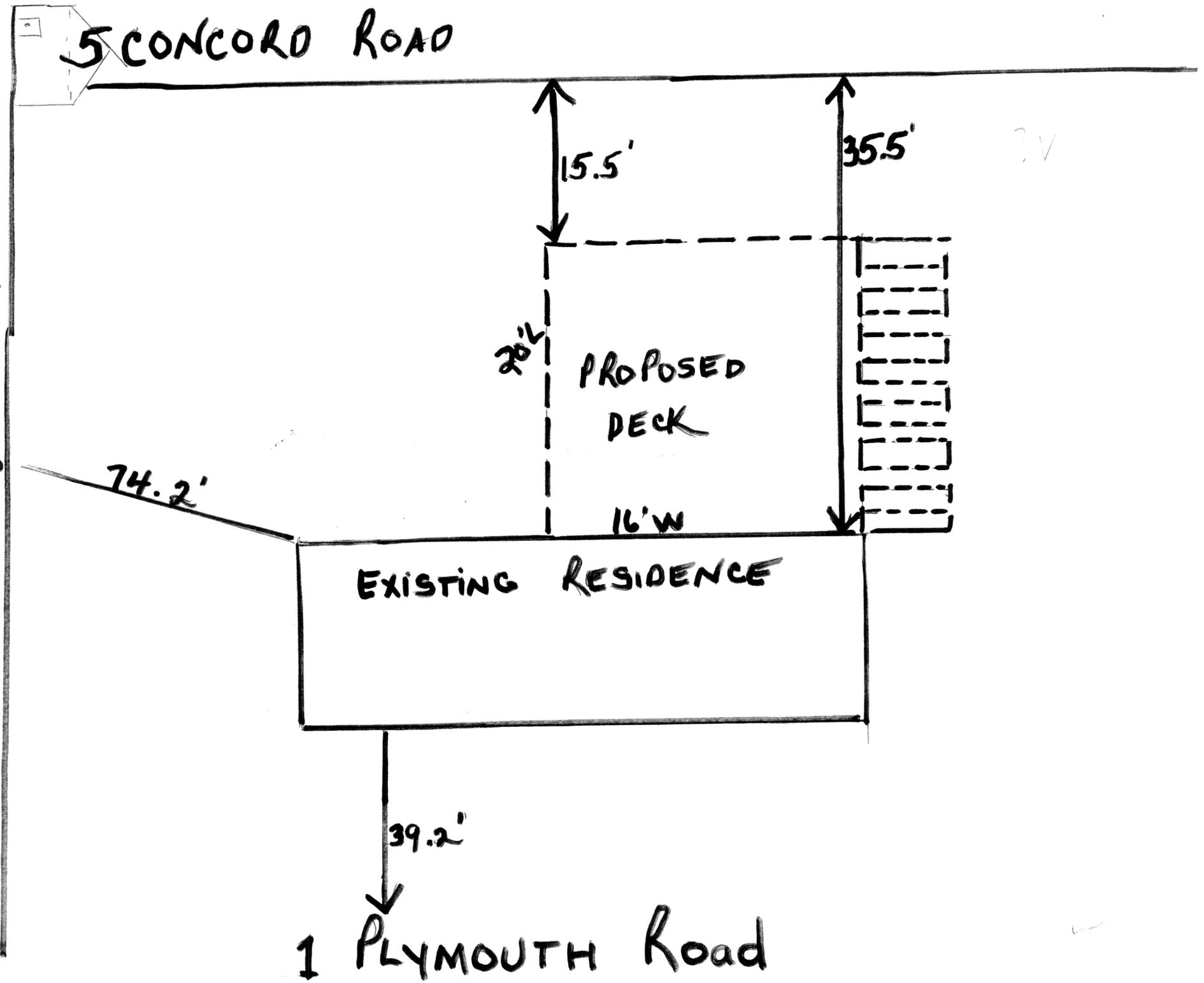
16' W

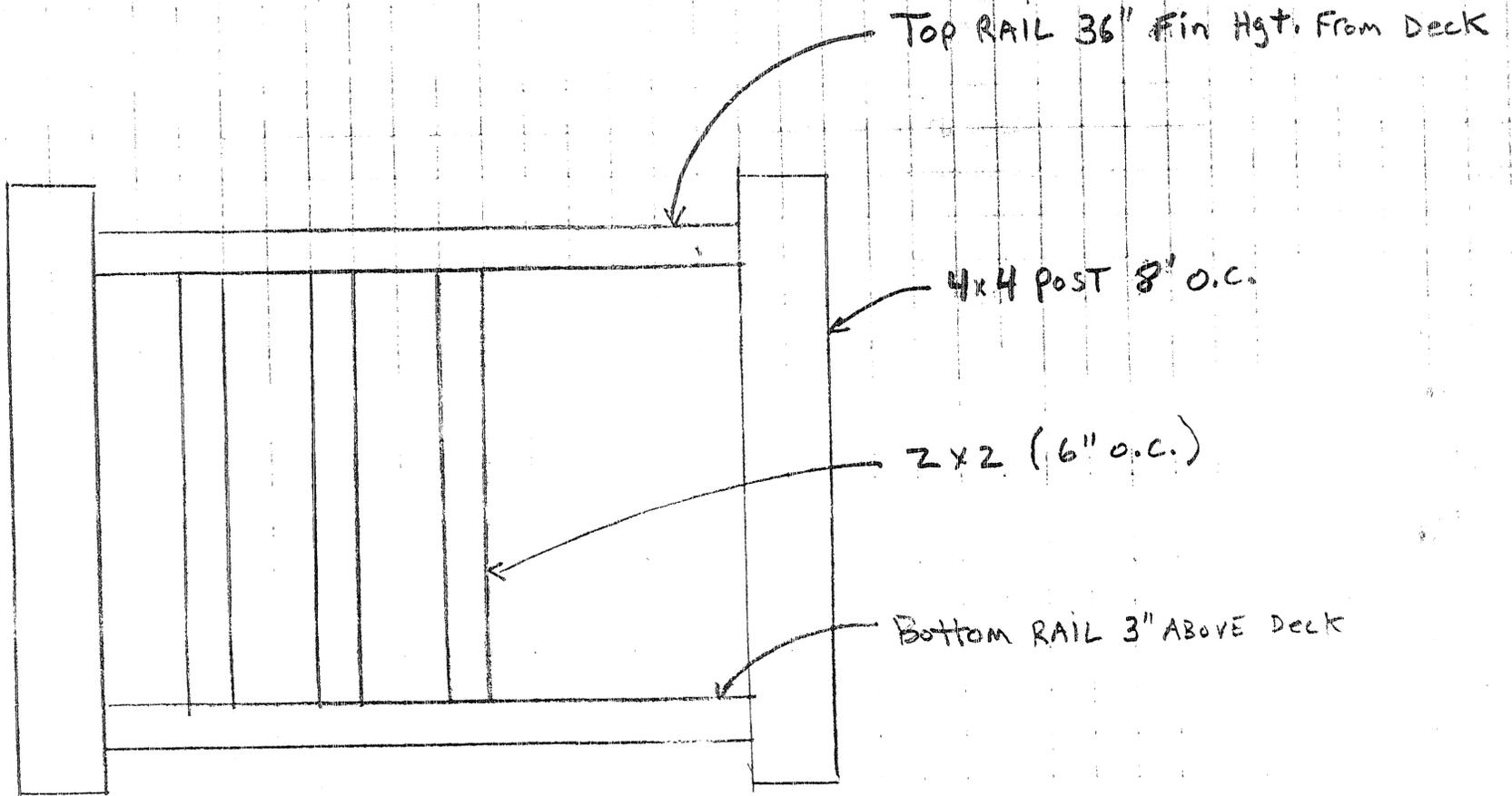
74.2'

EXISTING RESIDENCE

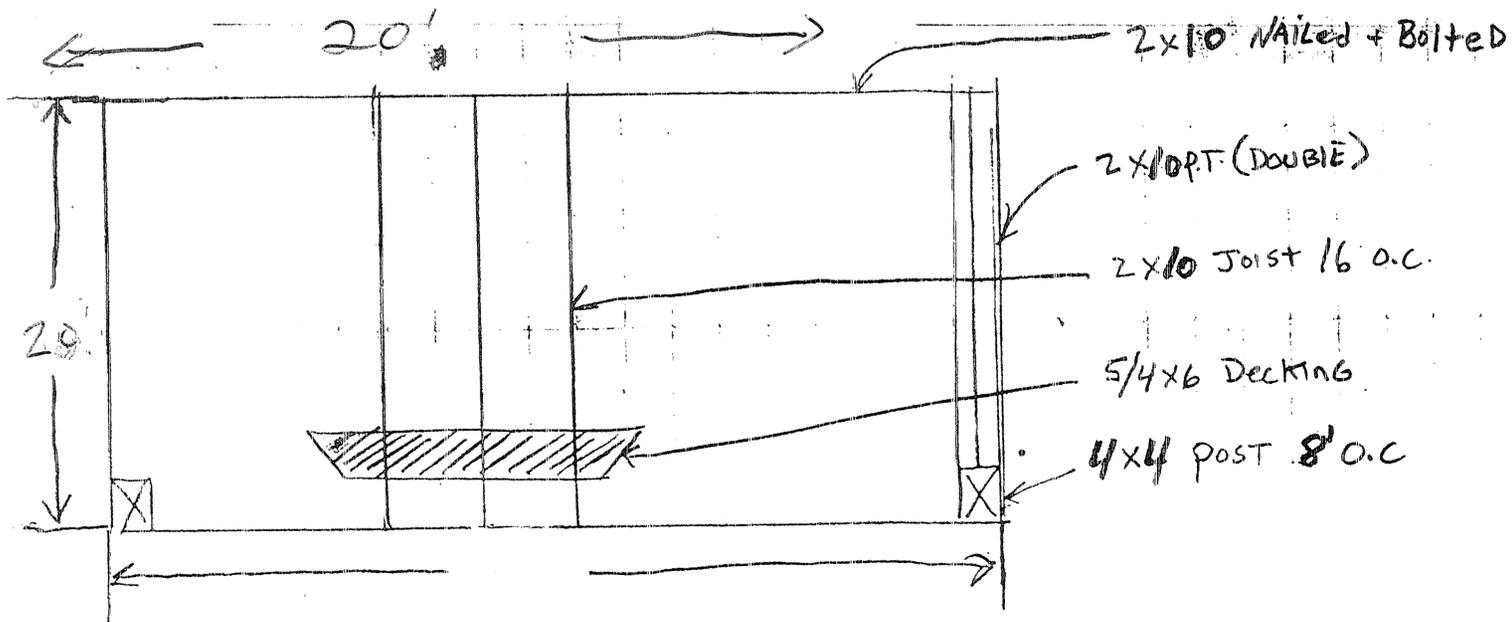
39.2'

1 PLYMOUTH ROAD



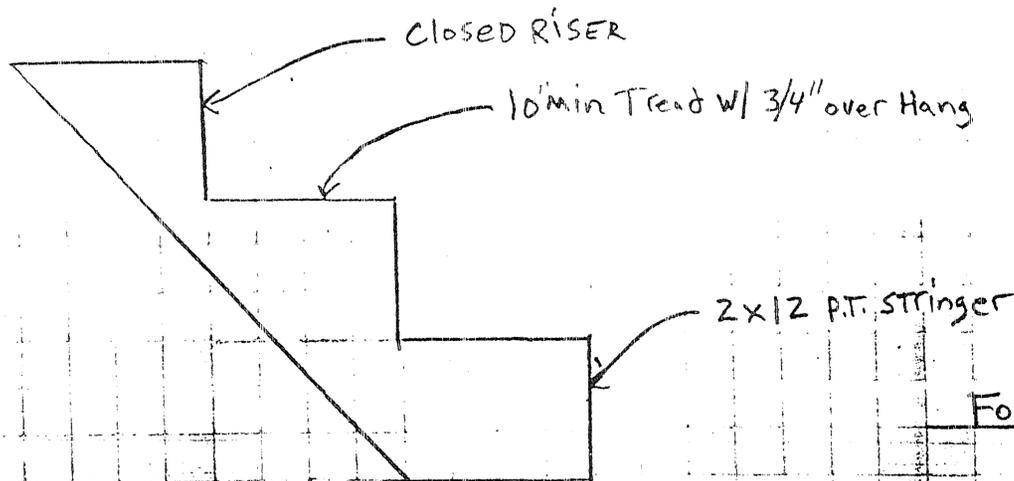


RAILING DETAIL

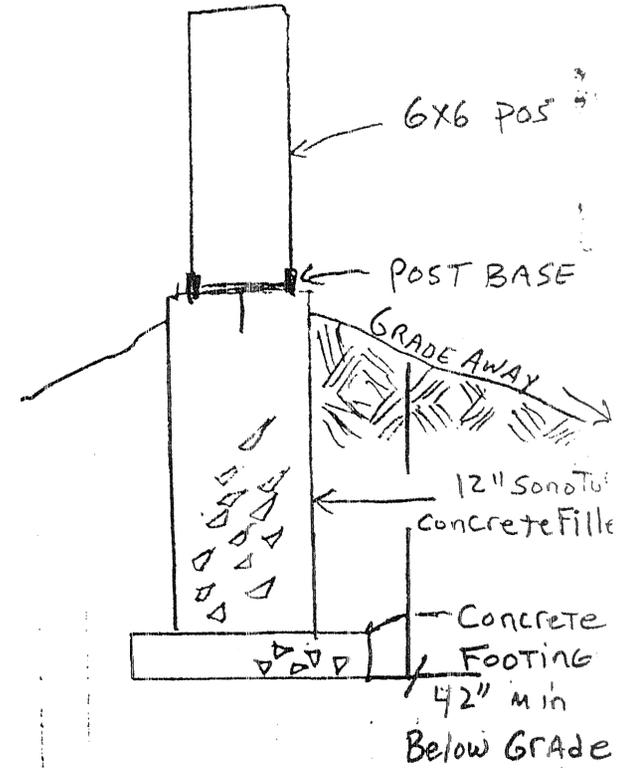


FRAME DETAIL

- NOTES
- 1) All FRAME MATERIAL TO BE Pressure Treated
  - 2) All Joist Attached w/ Appropriate Joist Hanger.
  - 3) Flashing Installed Where Frame Meets Hous

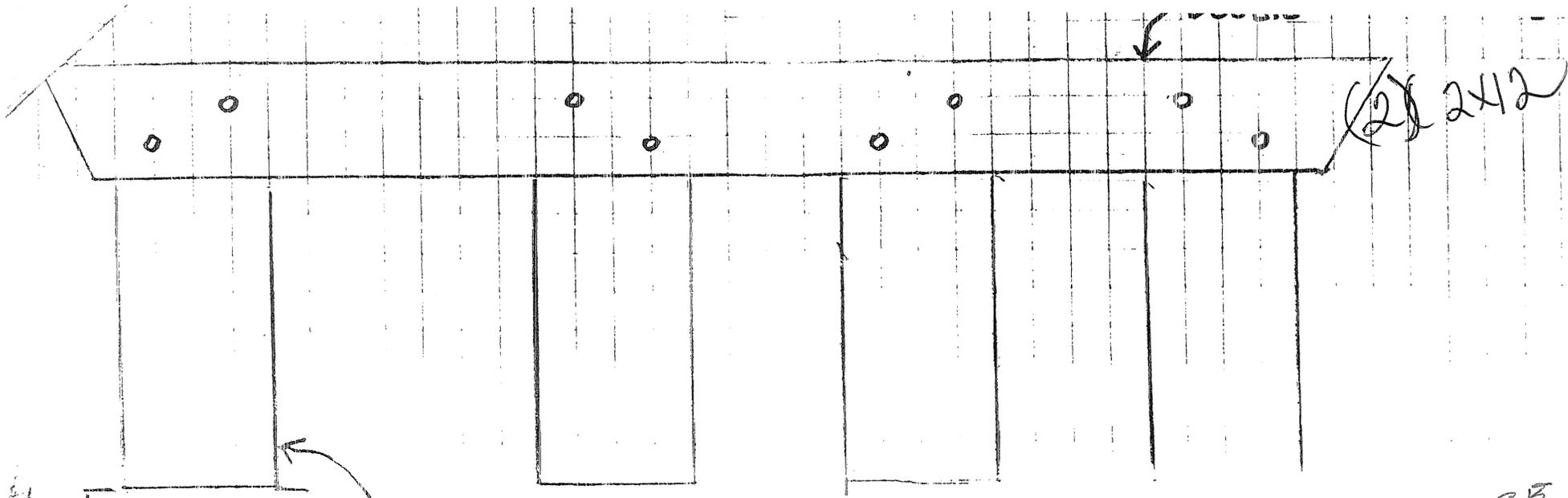


STAIR DETAIL



FOOTING DETAIL

MR + MRS BIANCO  
 1 PLYMOUTH RD  
 FISHKILL, NY 12524 -



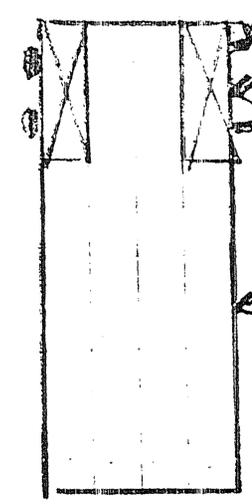
(2) 2x12

6x6 POST @ 1' O.C.

NO CARRIAGE BOLTS

All POST TO BE ATTACHED TO concrete Piers w/POST Anchors

10" CARRIAGE BOLTS



See ATTACHED FOR DETAILS

6x6 BOLTED

Need Hold Down Device

See ATTACHED

GIRDER DETAIL