



# Town of Poughkeepsie Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885/790-4772 Fax

## Town of Poughkeepsie Zoning Board of Appeals

### Application for Area Variance / Interpretation

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Name of Project (if applicable): PROPOSED 2 STORY ADDITION

Name of Applicant(s): Stacy Torres and Matthew Kirwin

Address: 33 Kinderhook Drive

Telephone: (845) 849-3048 (H) (631) 484-5232 (C)

Name and Address of Record Owner(s): STACY TORRES

33 KINDERHOOK DRIVE, POUGHKEEPSIE, NY 12603

Name and Address of Attorney or professional representative: CIRO FERRANTE, ARCHITECT

25 MARKET STREET, POUGHKEEPSIE, NY 12601

Telephone: \_\_\_\_\_

Street Address of all parcels: 33 Kinderhook Drive

Tax Map Number of all parcels: 6160-03-262373

Zoning District: R-20

Have any permits affecting the property been issued by any other governmental agency?

No  Yes . If yes, please list in detail (attach separate pages if necessary):

Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency? No  Yes . If yes, please list in detail (attach separate pages if necessary):

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**Attach a copy of the current deed and any easements affecting the property.**

**A) For Interpretation Applications:**

Description of Reason for the Requested Interpretation: (Attach additional pages as necessary)

N.A.

**B) For Area Variance Applications:**

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary)

- 1) 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;

An undesirable change will not be produced by the construction of the proposed addition and there will not be a detriment to nearby properties. The addition will not significantly increase the mass or appearance of the exterior of the house. The house will still be sized appropriately to the neighborhood and the look of the house will not change significantly.

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

The benefit could not be achieved by some other method because the only feasible location to construct the addition for the garage and the second story bedroom is on the right side of the house. Expanding on the front and left side of the house will also require a request for a variance. The only side that would not require a variance is the rear of the house but there would be no opportunity for a garage and there would be significant construction challenges to overcome.

- 3) Whether the requested area variance is substantial;

The required side yard setback in this district is 20 feet. The side yard variance request is for 11 feet allowing for 9 feet of remaining side yard. This request might be considered substantial since it is slightly greater than 50% however, the properties in the neighborhood are only 75 feet wide and a required 20 foot side yard setback significantly limits available space for expansion. The narrowness of the lots in the neighborhood causes somewhat of a hardship when looking to build an addition on the side of a house.

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;

The requested variance and the resulting addition will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As previously stated the size of the addition is not significant and the overall mass and look of the house will not change significantly.

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

The difficulty may be considered self-created since it is possible to build the addition on the rear of the house. However as stated previously there are significantly more challenges to build on the rear of the house and those difficulties will result in significantly higher construction costs and there would be no opportunity for a garage. The most available and most economical place to construct this addition is on the right side of the house thereby requiring a request for an area variance.

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: Stacy Torres

Print Name: Stacy Torres

Date: 9/29/21

Town of Poughkeepsie Zoning Board of Appeals  
Agricultural Data Statement

In accordance with §283-a of the New York State Town Law and §305-a of the Agriculture and Markets Law, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): STACY TORRES & MATT CIRWIN

Address: 33 KINDERHOOK DRIVE

Telephone: (845) 849-3048 (H) (631) 484-5232 (C)

Description of the Project: CONSTRUCT TWO STORY ADDITION ON RIGHTSIDE OF HOUSE WITH IN 9' OF SIDE PROPERTY LINE

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Use Variance

Special Use Permit

Accessory Apartment

Project Address: 33 KINDERHOOK DRIVE, Poughkeepsie, NY

Tax Map Number of all parcels: 134689 - 6160-03-262373

Is any portion of the project site currently being farmed? NO

Is the project site located in an Agricultural District? Yes  No

Who is farming the site? N/A

Does the person farming the site: Rent  Own  the land? N/A

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

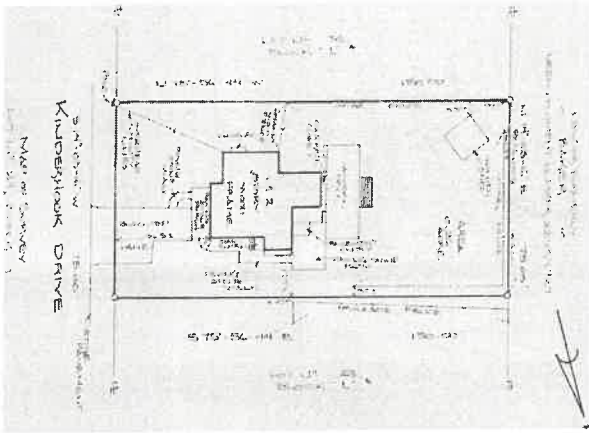
I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: Stacy Torres

Date: 9/29/21



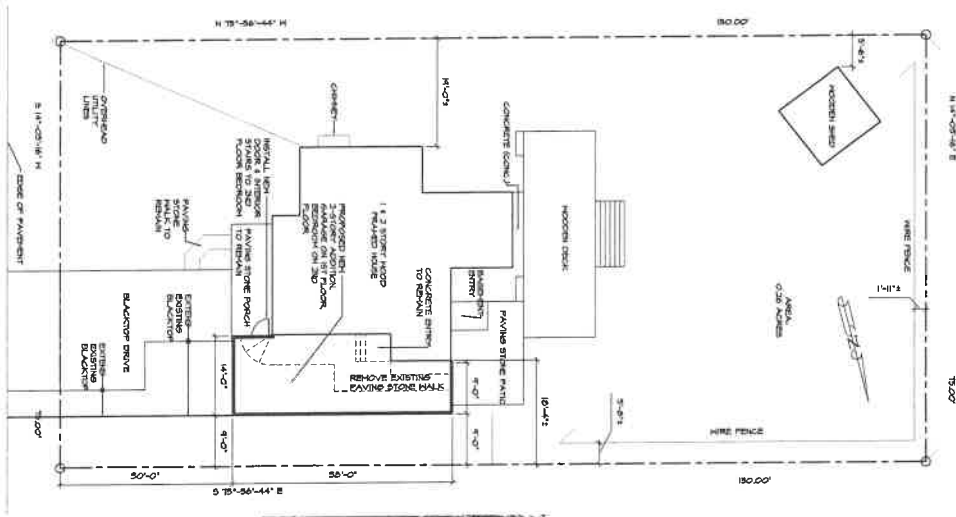
3 PARCEL MAP - LOT# 262373  
SPT SCALE N.T.S.



2 EXISTING SURVEY  
SPT SCALE NOT TO SCALE

KINDERHOOK DRIVE

1 SITE PLAN  
SPT SCALE 1" = 20'



4 AREA LOCATION MAP  
SPT SCALE N.T.S.



5 PICTURE OF EXISTING HOUSE  
SPT SCALE N.T.S.



6 AERIAL VIEW  
SPT SCALE N.T.S.

DATA TABLE		EXISTING		PROPOSED	
LOT AREA	30,000 SQ.FT.	3,950 SQ. FT. (13.2%)	3,548 SQ. FT. (11.8%)		
LOT PROXIMATE	100'	25'	25'		
WIDE	20'	50' x	50' x		
DOE	20'	17' x	4'		
DOE	20'	7' x	2'		
DOE	20'	27' x	27' x		
DOE	20'	11.1% (13.7) 50'	13.4% (17.2) 50'		
DOE	20'	18.6% (24.1) 50'	24.6% (32.7) 50'		

SITE REFERENCE DATA:

- 1) REFERENCE PLAN: PROPOSED ADDITION TO EXISTING HOUSE AT 33 KINDERHOOK DRIVE, POUGHKEEPSIE, NY 12603
- 2) PERMITS: 1. LOT 262373, 2. KINDERHOOK DRIVE, 3. POUGHKEEPSIE, NY 12603
- 3) OWNER: CIRO INTERRANTE ARCHITECT P.C.
- 4) ARCHITECT: CIRO INTERRANTE ARCHITECT P.C., 25 MARKET STREET, POUGHKEEPSIE, NY 12601
- 5) ZONING DATA: R-100 (RESIDENTIAL SINGLE-FAMILY)



Project No. 21-97

**SITE PLAN**  
PROPOSED ADDITION FOR:  
33 KINDERHOOK DRIVE  
POUGHKEEPSIE, NEW YORK 12603



CIRO INTERRANTE ARCHITECT P.C.  
25 MARKET STREET  
POUGHKEEPSIE, NEW YORK 12601  
(845) 475-7872 Office (845) 475-7525 Fax

DRAWN BY: E.D.J.II. CHECKED BY: C.I. ISSUED DATE: 21 SEPT. 2021

Revisions		
No.	Date	Description