



# 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): Storage platform

Name of Applicant(s): Dawn Gange'

Address: 58 Alba Dr Poughkeepsie NY 12603

Telephone: 845-763-6530

Name and Address of Record Owner(s): Steve + Dawn Gange'

58 Alba Dr Pok NY 12603

Name and Address of Attorney or professional representative: \_\_\_\_\_

\_\_\_\_\_

Telephone:   

Street Address of all parcels: \_\_\_\_\_

Tax Map Number of all parcels: 6260-03-271123

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):

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)

**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;

No, We are putting a platform on our side of the fence, so no one will be able to see it

- 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;

No, there are no other places to put the platform

- 3) Whether the requested area variance is substantial;

No, we are requesting 5'5" variance for the platform to be even with the shed

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

No

★ we would like a platform for storage for wood, kayaks, tools, etc. Platform will be about 1' off ground on 1 side, and ~~steps~~ about 2 1/2-3' on other side, due to sloping yard. It will be even with current shed, in relation to property line. Current shed is approximately 4 1/2' ft from line. Platform ~~is~~ will not be attached to house.

**AFFIDAVIT TO BE COMPLETED BY OWNER**

State of NY }  
County of Dutchess } ss:

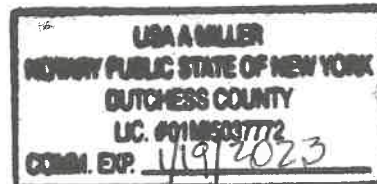
Dawn Gangel being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize \_\_\_\_\_, to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Zoning Board of Appeals action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Zoning Board of Appeals, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

Dawn Gangel  
Applicant/Owner

Steve Gangel  
Applicant/Owner

Lisa Amelle  
Notary Public



- 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.

No

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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: Dawn Gangel

Print Name: Dawn Gangel

Date: 8/19/21



**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

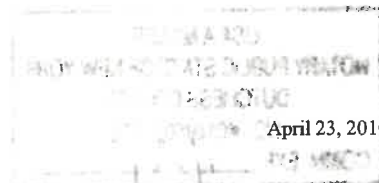
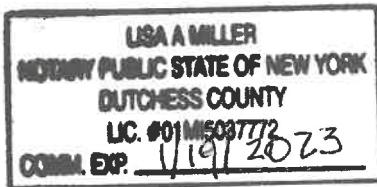
\_\_\_\_\_ being duly sworn, deposes and says:

1. That I/we are the \_\_\_\_\_ named in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at \_\_\_\_\_ in the County of \_\_\_\_\_ and the State of \_\_\_\_\_.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Zoning Board of Appeals action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Zoning Board of Appeals, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Applicant/Agent

*Stam Ullrich*  
\_\_\_\_\_  
Applicant/Agent

*Lisa Miller*  
\_\_\_\_\_  
Notary Public



**DISCLOSURE OF BUSINESS INTEREST**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

none

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

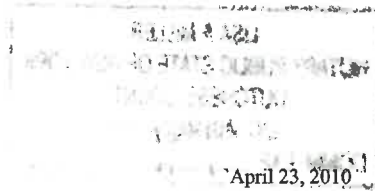
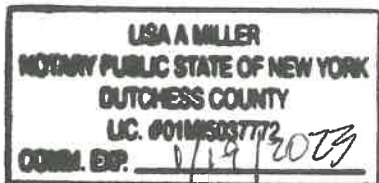
none

3. That he/she understands that the Town of Poughkeepsie Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Agent/Owner

*[Signature]*  
Agent/Owner

*[Signature]*  
Notary Public



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): Dawn Gangel

Address: 58 Alde Dr Poughkeepsie NY 12603

Telephone: 845-763-6530

Description of the Project: platform 12x24 <sup>platform</sup> for wood storage, kayaks, etc

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Use Variance

Special Use Permit

Accessory Apartment

Project Address: \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

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? \_\_\_\_\_

Does the person farming the site: Rent  Own  the land?

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.

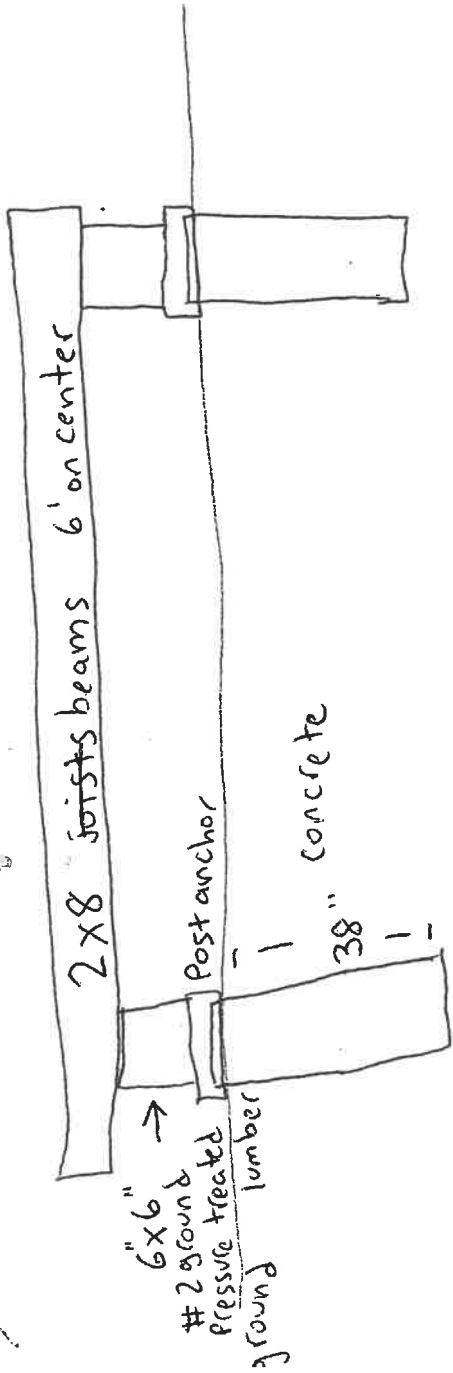
I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: Dawn Gangel  
Dawn Gangel

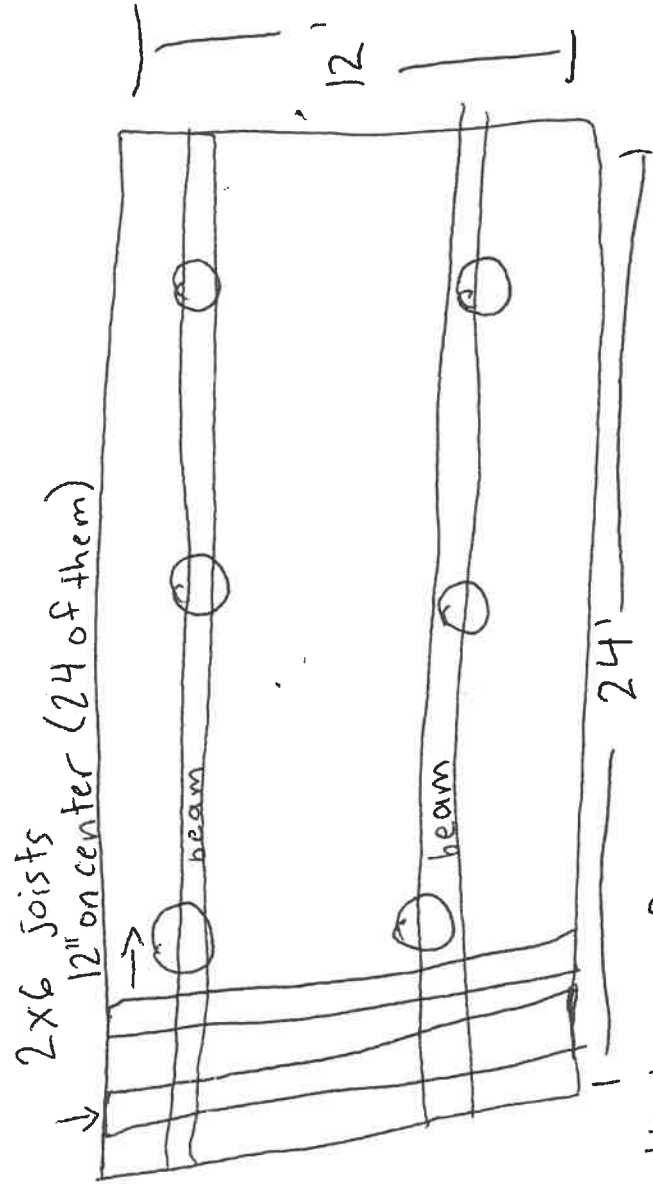
Date: 8/19/21







Side view



top view of frame

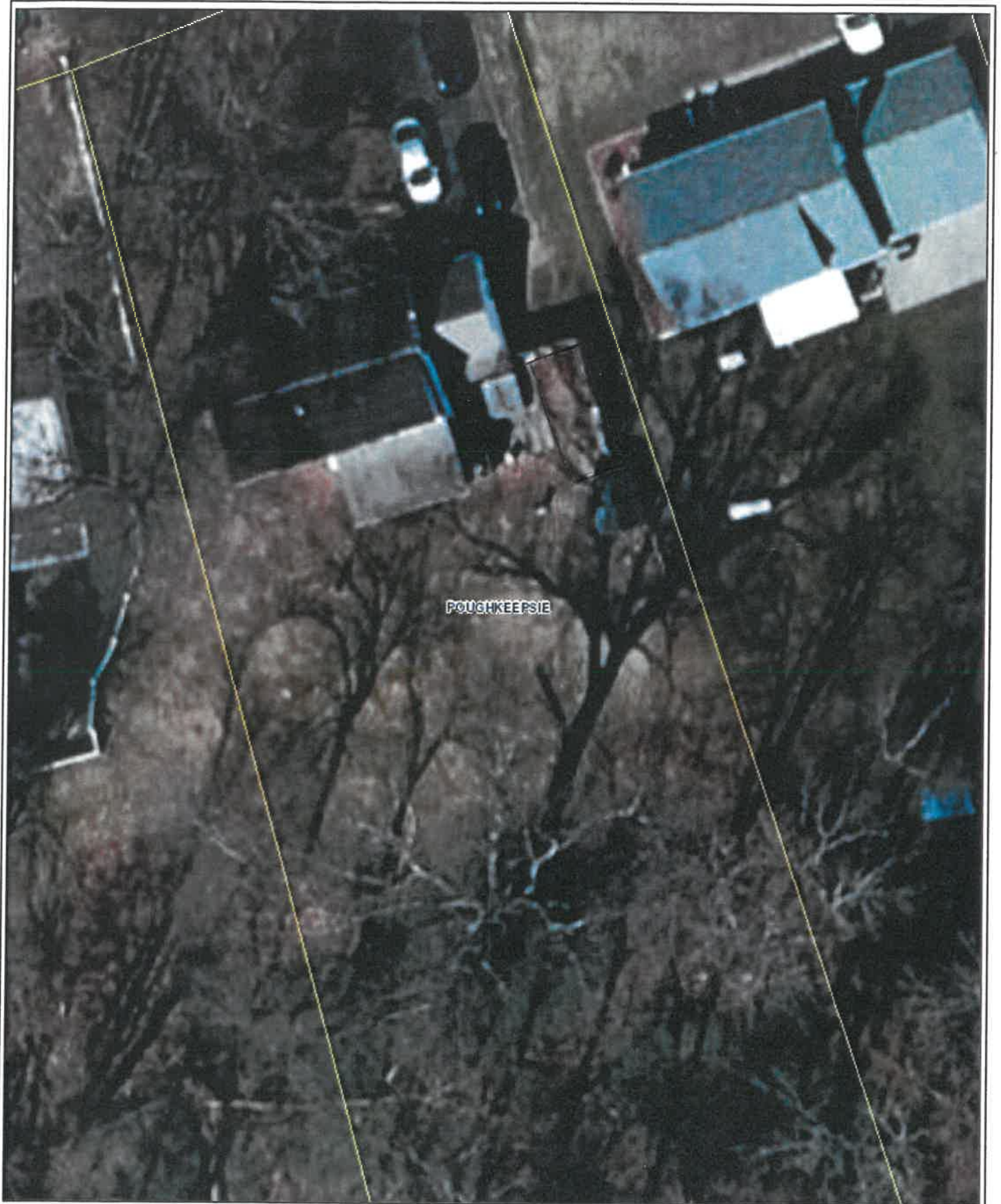
20' trex decking used on top going horizontally

All wood is Pressure treated #2

Used Simpson Strong hurricane ties, joist hangers and L-ITS



4.5" From Property line



POUGHKEEPSIE



**Parcel Lines**  
Dutchess County, NY

Printed by:  
ParcelAccess  
0 12.5 25 ft

  
ParcelAccess  
Internet  
8/19/2021



THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 25th day of August 19 94.

**BETWEEN**

THOMAS P. COLWELL and LAURIE A. COLWELL  
58 ALDA DRIVE, POUGHKEEPSIE, NEW YORK 12603

STEVEN GANGEL and DAWN GANGEL  
47G COLONIAL ROAD, BEACON, NEW YORK 12508

grantor

grantee

**WITNESSETH**, that the grantor, in consideration of ----- TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION----- Dollars paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

**ALL**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF POUGHKEEPSIE, County of Dutchess and State of New York, being Lot 25 as shown and delineated on a certain map entitled "PROPERTY OF CAVO AND CHLANDA SECTION F" filed in the Dutchess County Clerk's Office as Map Number 2453 and being more particularly bounded and described as follows:


**BEGINNING** at a point on the southerly line of Alda Drive where the division line between Lots 24 and 25 intersect said road line as shown on the aforementioned filed map; thence southerly along Lot 24 S 08° 29' 55" E 252.32 feet to a point; thence westerly along lands now or formerly of Hendrickson S 73° 30' 50" W 93.78 feet to a point; thence northerly along Lot 26 N 04° 39' 00" W 266.30 feet to a point on the southerly line of Alda Drive; thence easterly along the southerly line of Alda Drive the following two courses: on a curve to the left having a radius of 157.32 feet and a central angle of 03° 49' 31" for 10.50 feet to a point; and N 81° 30' 00" E 64.50 feet to the point or place of beginning. Containing 21,671 square feet more or less.

Granting and reserving any easements and/or rights of way.

**BEING** the same premises conveyed by Robert L. Asher and Barbara Ann Asher to Thomas P. Colwell and Laurie A. Colwell by Deed dated May 24, 1991 and recorded in the Dutchess County Clerk's Office on May 30, 1991 in Liber 1893 of Deeds at page 676.

**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises. **TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires. **IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.

In presence of:

  
THOMAS P. COLWELL L. S.

...County of Dutchess and State of New York, being Lot 25 as shown and delineated on a certain map entitled "PROPERTY OF CAVO AND CHLANDA SECTION F" filed in the Dutchess County Clerk's Office as Map Number 2453 and being more particularly bounded and described as follows:

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The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

**IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.

In presence of:

*Thomas P. Colwell* ..... L. S.  
THOMAS P. COLWELL  
*Laurie A. Colwell* ..... L. S.  
LAURIE A. COLWELL

STATE OF NEW YORK, COUNTY OF ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me personally came \_\_\_\_\_ to me known, who, being by me duly sworn, did depose and say that deponent resides at No. \_\_\_\_\_ deponent is \_\_\_\_\_ of \_\_\_\_\_ the corporation described in and which

executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF DUTCHESS:

On the 17th day of August, 1994 before me personally came LAURIE A. COLWELL, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

STATE OF NEW YORK, COUNTY OF DUTCHESS ss.:

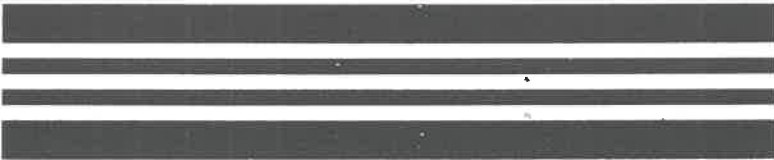
On the 4th day of AUGUST, 1994, before me personally came THOMAS P. COLWELL

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

*Jean A. O'Gorman*  
NOTARY PUBLIC

JEAN A. O'GORMAN  
Notary Public, State of New York  
Qualified in Dutchess County  
Commission Expires 11-30-94

*Alice M. Brooker*  
ALICE M. BROOKER  
NOTARY PUBLIC, State of New York  
Qualified in Dutchess County  
Commission Expires July 31, 1996



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

J T ABSTRACT CO INC  
717 BROADWAY  
NEWBURGH NY 12550

RECORDED: 09/27/94

AT: 10:12:14

COUNTY CLERK: #7276

RECEIVED FROM: J T ABSTRACT

GRANTOR: COLWELL THOMAS P ETC

GRANTEE: GANGEL STEVEN ETC

RECORDED IN: DEED  
INSTRUMENT TYPE:

TAX  
DISTRICT: T/POUGHKEEPSIE

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 49.00 NUMBER OF PAGES: 2  
TRANSFER TAX AMOUNT: 482.00  
TRANSFER TAX NUMBER: #001289  
E & A FORM: Y  
TP-584: Y

COUNTY CLERK BY: JOS / \_\_\_\_\_  
RECEIPT NO: R48645  
BATCH RECORD: C00101

WILLIAM L. PAROLI, JR.  
County Clerk



CLERK OF DUTCHESS COUNTY

