



June 22, 2022

Paul Lahey
Zoning Board of Appeals Chairman
Town of Poughkeepsie
1 Overocker Road
Poughkeepsie, NY 12603

Re: *The Gables, Phase IV, Lot 269 (Tax Lot 054988), Area Variance*
239 – 381 Salt Point Turnpike, Poughkeepsie, NY 12603
Chazen Project # 80404.00

Dear Chair Lahey:

The Applicant, Herb Redl, LLC., is seeking an area variance for Lot 269 (off Jupiter Lane) of the Phase IV development of The Gables, which is located at 237-381 Salt Point Turnpike. The Gables received final site plan approval in 1999 and has received subsequent approvals (e.g., amended site plan approval, site plan extensions, area variances, etc.) since that time. Over the course of development approvals, the required site development setback of 30 feet was not adequately provided for Lot 269, but this oversight was never realized. With a recent as-built, the Applicant has found that the residence constructed on Lot 269 is encroaching within the required 30-foot site development setback by 2.7 feet, or less than 10%. As a result, the Applicant is seeking an area variance for the encroachment. The residential structure meets setbacks to adjoining residences within the development and is approximately 127 feet from the closest residential structure located off site with mature natural vegetation off site providing ample buffer.

If you should have any questions on the submitted materials, feel free to reach out to me directly at (845) 486-1478.

Sincerely,

Christopher Lapine, P.E., LEED AP
LaBella Associates | Senior Civil Engineer
Regional Marketing Leader

Enclosures:

- (14) Copies of the As Built Survey
- (14) Copies of photos
- (14) Copies of the Zoning Board of Appeals Area Variance Application
- (14) Copies of the Short Environmental Assessment Form (SEAF)
- (1) Check in amount of \$800.00
- (1) Check in amount of \$500.00