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August 17, 2022

Town of Poughkeepsie
Zoning Board of Appeals
1 Overocker Road
Poughkeepsie, New York 12603

Attn: Chairman Paul Lahey

Re: Area Variance applications-Love Road

Dear Chairman Lahey:

Kindly accept this letter in furtherance of our applications for multiple variances for our Love Road project.

Initially, I would like to point out that we have filed a revised plan. Based upon comments received from the ZBA and its consultants, we have shifted the building to the north which will reduce the variance required for the side yard setback and revises the customer parking on the Love Road cul-de-sac.

In order to refresh the Board's recollection in light of the revised plan, I will discuss the variances sought incorporating the town and consultant comments.

1. **Parking.** A strict application of the Code would require 36 parking spaces. We are proposing 21 parking spaces. By moving the building north, we removed 5 parking spaces in the front of the building where it meets Love Road and shuffled other parking spaces around. This results in avoiding any customer front backing out into Love Road. This will also obviate the need for reconfigure the cul-de-sac as suggested by the County Planning Department. I believe that the zoning department and county planning are in agreement that a strict application of the parking requirement is needed in this case.

2. **Front yard setback.** Even though the building has been shifted north, the variance sought, 12', remains the same. However, the revised plan shuffles the parking at the front of the building so that cars will not be backing up into the cul-de-sac.
3. **Side yard setback.** By shifting the building to the north, we are reducing the variance sought from 29' 6" feet to 15 feet. The county submits that our large building just off Route 44 will have a large impact; yet, the county highway department just down the road is a large 3 story building, with wall mounted lights, is acceptable. With respect, the county's position seems a bit ironic.
4. **Monument sign.** We are proposing a monument sign to be located 'off site' in order to safely identify the location of our proposed building and access to the county rail trail. The county planning department is in favor of this 'off site' sign since it will also benefit the rail trail.
5. **Wall mounted lights.** We are proposing decorative wall mounted lights at a height of 29 feet requiring a variance of 14 feet. These lights are decorative only. This will not change the character of the neighborhood where the county highway department building just down the road from our location has the same type of light. Moreover, the wall mounted lights will give the building definition. These lights will not result in light spilling over to neighboring parcels.
6. **Footcandles.** With the initial submission, the majority of the site plan lighting is code compliant with the exception of a pole light which spills footcandles on Love Road in a

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small area. By shifting the building, the lighting is now code compliant. It is also important to note that no lighting intrudes upon any neighboring property. If the zoning administrator agrees with the ZBA, this variance may not be necessary any more.

Thank you for your attention and I look forward to addressing you on September 18th.

Very truly yours,

Frank Redl, Project Manager