



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 Accessory Apartment Special Use Permit

Name of Project (if applicable): In-Law Suite in Single-Family Home

Name of Applicant(s): Bruce Makous

Address: 83 King George Rd.

Telephone: 267-251-9060

Name and Address of Record Owner(s): Kristen Makous and Joseph Flores, Owners, Same Address

Name and Address of Attorney or professional representative: Richard Cantor, 2780 South Rd, Poughkeepsie

Telephone: 845-452-1834

Street Address of all parcels: 83 King George Rd., Poughkeepsie, NY 12603

Tax Map Number of all parcels: 134689-6159-02-737991-0000

Zoning District: _____

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 Accessory Apartment Special Use Permit Applications:

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

1) Month and year the home was constructed?

September 1973

2) Is the home owner occupied? _____
Yes

3) Is there a Certificate of Occupancy for the home? If yes, what date was it issued?
Yes. April 16, 1974

4) Month and year the apartment was constructed?
This renovation 07-2021; Initially constructed 8/2019, permitted 9/4/2019

5) What is the total square footage of the home?
4,800

6) What is the total square footage of the apartment?
800

7) How many bedrooms are in the apartment?
1

8) What is the water supply source (i.e. municipal water or private well)?
municipal water

9) What is the method of waste disposal (i.e. municipal sewer or private septic)?
municipal sewer

10) How will the apartment be identified for emergency services?
83 King George Rd. ground floor

11) Is there a separate entrance for the apartment?

Yes

12) Where is the stairway and fire escape located?

Ground floor doorways and window egress

13) How many parking spaces are there on the lot?

Five (5)

14) Are there any open Building Permits or Violations regarding the property?

No

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: Bruce Makovs

Print Name: BRUCE MAKOV'S


Date: 8/20/2022

AFFIDAVIT TO BE COMPLETED BY OWNER


State of New York }
County of Dutchess } ss:

Kristen Makous and Joseph Flores 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 Bruce Makous, 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.


Applicant/Owners
Kristen Makous


Joseph Flores


Applicant/Owner
Bruce Makous

X

Notary Public

JURAT

State of New York
County of DUTCHESS } ss.

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

Subscribed and sworn to (or affirmed) before me this
22 day of August, 2022, by
Date Month Year

Kristen Makovs
Name of Signer No. 1

Joseph Flores
Name of Signer No. 2 (if any)

Chanel Alexis Dove
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

JURAT

State of New York
County of Dutchess } ss.

Subscribed and sworn to (or affirmed) before me this
22nd day of August, 2022, by
Date Month Year

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

Bruce Makous
Name of Signer No. 1

Name of Signer No. 2 (if any)
Chanel Alexis Dove
Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Residence, Expiration Date, etc.)

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Affidavit

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York
County of Dutchess

}
} ss:
}

Bruce Makous being duly sworn, deposes and says:

1. That I/we are the person 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 83 King George Rd., Poughkeepsie, NY in the County of Dutchess and the State of New York.
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.

Bruce Makous
Applicant/Agent

Applicant/Agent

X

Sworn to before me
this 22 day of August, 2022
Chanel Alexis Dove
Notary Public

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Bruce Makous 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.

B Makous
Agent/Owner Bruce Makous

Agent/Owner

Sworn to before me
this 22 day of August, 2022

Chanel Alexis Dove
Notary Public

CHANEL ALEXIS DOVE
Notary Public - State of New York
No. 01DO6413416
Qualified in Orange County
My Commission Expires 01/25/2025

**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): Bruce Makous

Address: 83 King George Rd, Poughkeepsie, NY 12603

Telephone: 267-251-9060

Description of the Project: Ground floor accessory apartment for parents of home owners

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation	<input type="checkbox"/>	Area Variance	<input type="checkbox"/>
Use Variance	<input type="checkbox"/>	Special Use Permit	<input checked="" type="checkbox"/>
Accessory Apartment	<input checked="" type="checkbox"/>		

Project Address: 83 King George Rd, Poughkeepsie, NY 12603

Tax Map Number of all parcels: 134689-6159-02-737991-0000

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?

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.

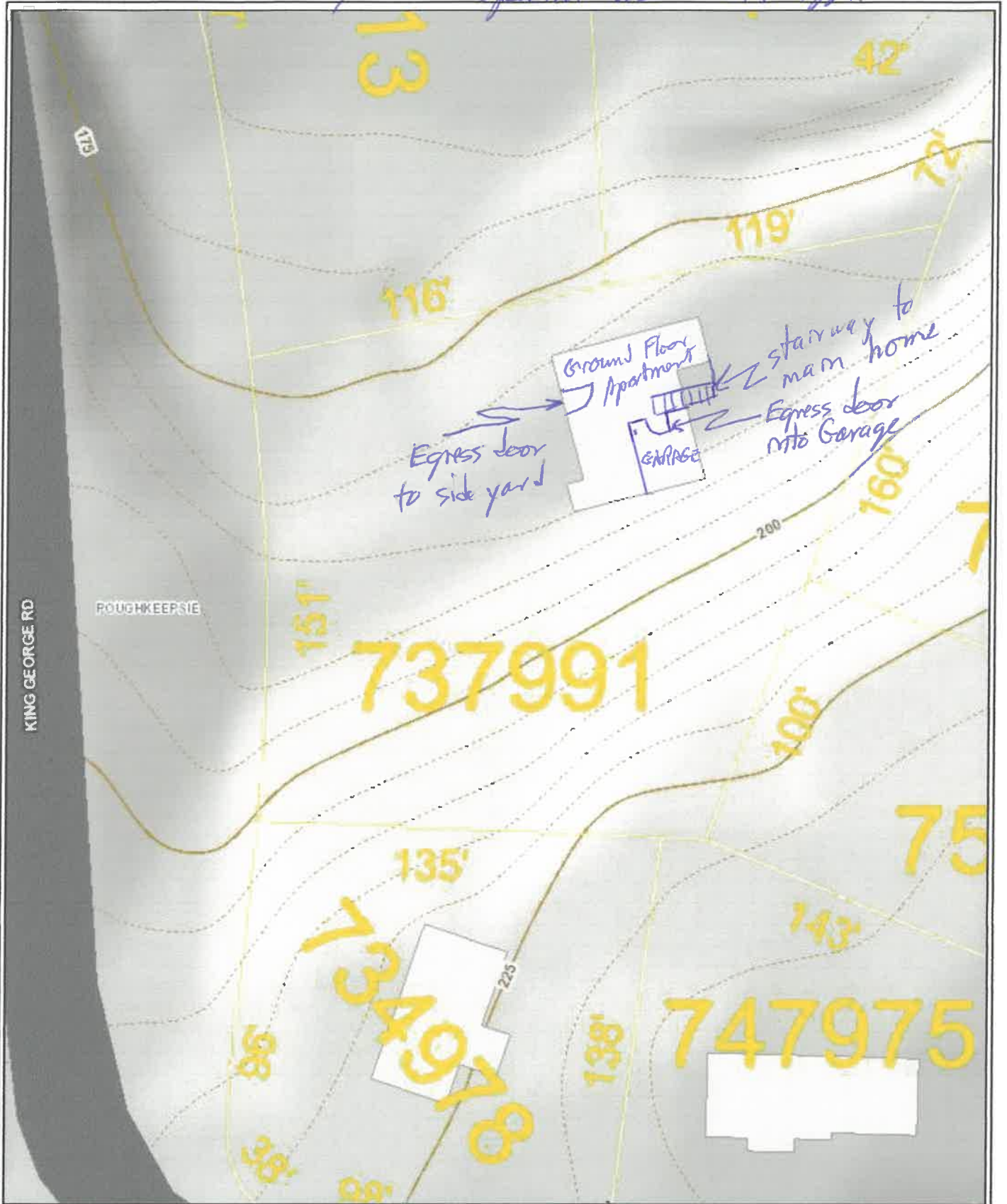
Signature of Applicant: B. Makous

Date: 8/20/2022

MANKOUS
83 KING GEORGE RD, 12603

Ground Floor
Accessory Apartment
Special Use Permit Appl.

8/20/22



Parcel Lines
Dutchess County, NY

Printed by:
ParcelAccess
0 20 40 ft

ParcelAccess
Internet
8/5/2022

Makous
83 KING GEORGE RD., 12603

Ground Floor
Accessory Apartment 9/20/22
Special Use Permit Application

side
yard

