



Town of Poughkeepsie Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

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

Sherry.Senay@gmail.com

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): 62 Alda Drive

Name of Applicant(s): Sheryl A. Senay, Trustee

Address: 287 Pine Ridge Drive

Telephone: 845 297 8650 Home / 845 625 3622 Cell

Name and Address of Record Owner(s): The Richard M. Stevens III
Irrevocable Trust

Name and Address of Attorney or professional representative: _____

Telephone: _____

Street Address of all parcels: 62 Alda Drive, Poughkeepsie, NY 12603

Tax Map Number of all parcels: 134689 6260 03 250128 0000

Zoning District: Town of Poughkeepsie

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)

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;

No undesirable change will occur

- 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 other method is available other than the variance, structures were built decades ago we'd like to keep

- 3) Whether the requested area variance is substantial;

Yes < 20' See survey markups for details

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

this does not have an adverse affect to the environment or neighborhood

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.

Deceased built the structures back in
1970's, we inherited the property as at
and would like to keep it as is with

*slight
modification*

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: Sheryl A. Seney, Trustee
Print Name: Sheryl A. Seney
Date: 2/21/2023



AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }
County of Dutchess } ss:

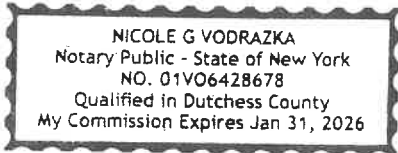
Sheryl Seney being duly sworn, deposes and says:

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.

Sheryl Seney, Trustee Applicant/Owner

Applicant/Owner

Nicole G. Vodrazka
Notary Public



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

Applicant/Agent

Notary Public

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Sheryl Seney 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.)

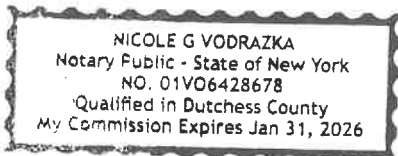
None

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.)

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.

Sheryl Seney, Trustee Agent/Owner

Nicole G. Vodrazka
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): Sheryl A. Seney

Address: 287 Pine Ridge Dr, Wappingers Falls NY 12590

Telephone: 845 297 8650 Home 845 ~~297~~ 3622 Cell

Description of the Project: request variance for structures on property < 20' from property line

APPROVAL REQUESTED FOR: (Check all that apply)

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

Project Address: 62 Alida Drive Poughkeepsie, NY 12603

Tax Map Number of all parcels: 134659 6260 03 250128 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? _____

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

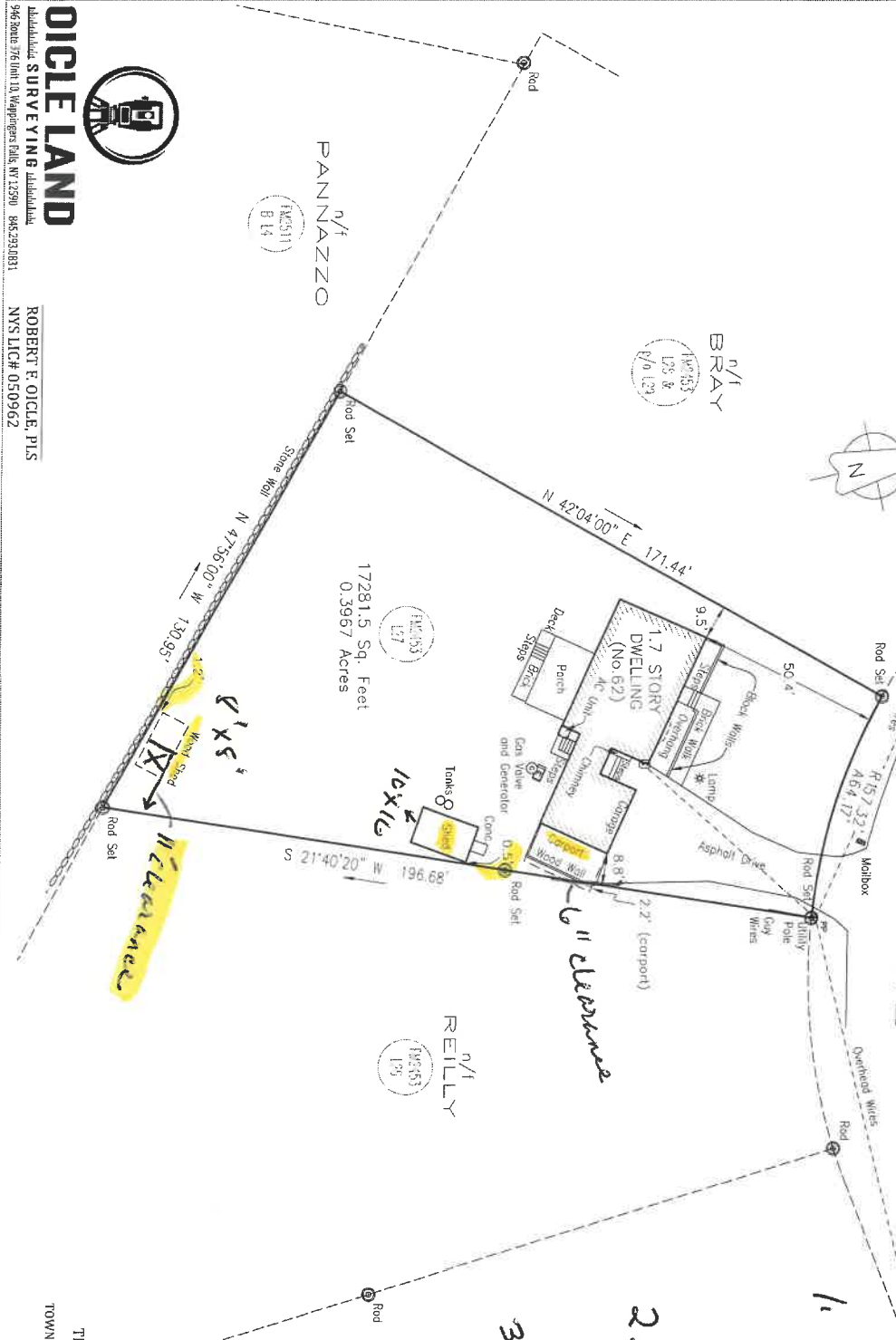
Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels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

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

Signature of Applicant: Sheryl A. Seney, Trustee Date: 2/21/2023

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1. COPYRIGHT TICLE LAND SURVEYING, PC. ALL RIGHTS RESERVED.
 2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL WORK AND OPINION ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
 4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAPS STATE THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PROFESSIONAL LAND SURVEYING, AND THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE SURVEY WAS CONDUCTED. THE CERTIFICATION DOES NOT EXTEND TO THE GOVERNMENTAL AGENCY, AND TO THE LANDING SURVEYOR'S LICENSE OR ON THIS BOUNDARY SURVEY MAP.
 5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.



ALDA DRIVE

1. Carport will be cut back to 6' clearance following boardwalk
2. Shed remains in place w/ 5' clearance
3. Woodshed will be reduced from 8x16 to 8x8 w/ 11' side clearance and 1,2' back clearance

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH
 EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
 SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD
 UNDERGROUND UTILITIES SHOWN HEREIN BASED ON UTILITY RECORDS, VISUAL AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION
 UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

SURVEY OF PROPERTY
 PREPARED FOR
 THE RICHARD M. STEVENS III IRREVOCABLE TRUST
 TOWN OF POUCHKEEPSIE, COUNTY OF DUTCHESS STATE OF NEW YORK
 SECTION 6260 BLOCK 03 LOT 290128
 SCALE: 1" = 30'
 SURVEY DATE: 2022-02-10

TICLE LAND
 SURVEYING
 96 Route 376 Unit 10, Wappingers Falls, NY 12590 845-293-0881
 ROBERT F. TICLE, PLS
 NYS LIC# 050962

