



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 X

Name of Project (if applicable): Faith Assembly of God

Name of Applicant(s): Faith Assembly of God / Casperkill-1 LLC (Kevin Marrinan)

Address: 25 Golf Course Lane & 2320 South Road

Telephone: 914-490-3962

Name and Address of Record Owner(s): (same as applicant)

Name and Address of Attorney or professional representative: LaBella Associates (Professional Engineer)

Chris Lapine, P.E., 21 Fox Street Poughkeepsie, NY 12601

Telephone: 845-486-1478

Street Address of all parcels: 25 Golf Course Lane & 2320 South Road, Poughkeepsie

Tax Map Number of all parcels: 134689-6160-03-250125, 134689-6159-02-503995

Zoning District: R-2A

Have any permits affecting the property been issued by any other governmental agency?

No X 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;

The granting of the proposed area variance related to bulk requirements will not result in an undesirable change in the character of the neighborhood nor does it have an effect on nearby properties. The lot line revision will affect solely the parking layout and location, the traffic flow, and the respective property acreage resulting. It will not pose changes to the programming of the property or its use, the character of the neighborhood, or a detriment to nearby properties.

- 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;

The benefit of the variances for bulk requirements will allow for a parking lot layout and design that fits the needs of their users, not obtainable otherwise. Please see attached for additional comments.

- 3) Whether the requested area variance is substantial;

The area variance related to bulk requirements is not substantial. The area variances will enable improved parking and circulation at an existing community resource resulting in negligible changes to the overall site. Please see attached for additional comments.

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

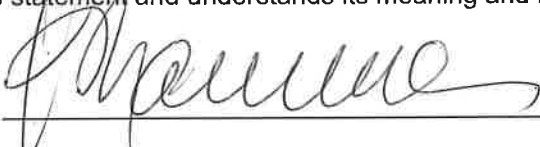
As demonstrated in the State Environmental Quality Review, the variance for the bulk requirements affected by the lot line revision present no adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Please see attached for additional comments.

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.

Through this lot line revision, the Faith Assembly of God will afford its visitors closer parking to the sanctuary though an improved parking layout, using the most unobtrusive means possible without decreasing available parking. The applicants seek to improve site parking conditions for the betterment of these properties and the members of the community that use them. The deviations in the resulting bulk requirements are minor. Please see additional comments attached.

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: _____



Print Name: Kevin Marrinan _____

Date: 12/15/22 _____

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Christopher Lapine being duly sworn, deposes and says:

1. That I/we are the Engineer 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 601 Talleur Lane 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.

Christopher Lapine
Applicant/Agent

Applicant/Agent

Sworn to before me this 12 day of December, 2022.

Nicole M Bybel
Notary Public

NICOLE M BYBEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BY6423451
Qualified in Dutchess County
My Commission Expires 10-12-2025

PART "D"
DISCLOSURE OF BUSINESS INTEREST
As Required By General Municipal Law §803

State of New York }
County of Dutchess } ss:

Casperkill-I LLC being duly sworn, deposes and says:

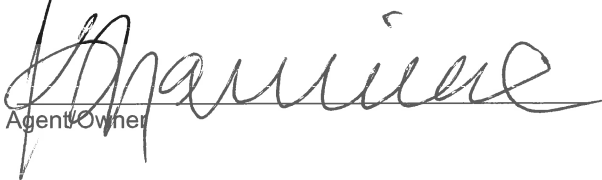
1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual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

no

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.)

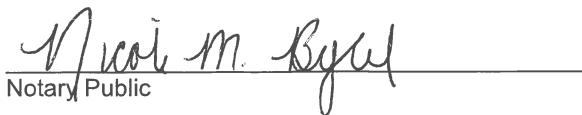
no

3. That he/she understands that the Town of Poughkeepsie Planning Board 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

Agent/Owner

Sworn to before me this 25 day of
July, 2022.


Notary Public

NICOLE M BYBEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BY6423451
Qualified in Dutchess County
My Commission Expires 10-12-2025