



# Town of Poughkeepsie Planning & Zoning

Rocky 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

Name of Project (if applicable): \_\_\_\_\_

Name of Applicant(s):

Josh Canevari

Address:

61 Park Ave

Telephone:

845 235-3222

Name and Address of Record Owner(s):

61 Park Ave Pough

New York 12603

Name and Address of Attorney or professional representative:

John mckee

208 Wilbur Blvd Pough NY 12603

Telephone:

845-705-4810

Street Address of all parcels:

61 Park Ave

Tax Map Number of all parcels: \_\_\_\_\_

Zoning District:

R-20

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 there will be no undesirable changes made.

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;

There is no other way for the owner to achieve the result they are looking for.

3) Whether the requested area variance is substantial;

This is not a substantial variance.

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

There will be no adverse effect to the environment.

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.

This was not a self-created  
difficulty

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: John McKee

Print Name: John McKee

Date: 3/20/23

**AFFIDAVIT TO BE COMPLETED BY OWNER**

State of New York }  
County of Dutchess } ss:

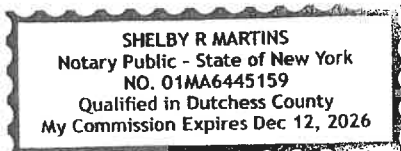
Joshua Canevar being duly sworn, deposes and says:

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 John. McKee, 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.

[Signature]  
Applicant/Owner

Josh Canevari  
Applicant/Owner

Sully R. Martins  
Notary Public



**DISCLOSURE OF BUSINESS INTEREST**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

\_\_\_\_\_ 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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.)

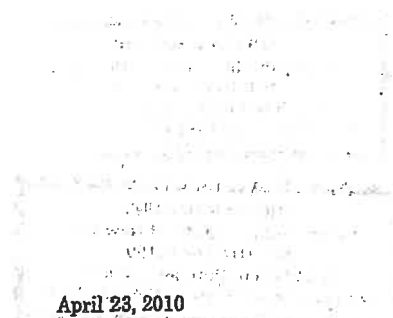
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Notary Public



AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }  
County of Dutchess } ss:

John mckee being duly sworn, deposes and says:

1. That I/we are the previous 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 208 Wilbur Blvd 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.

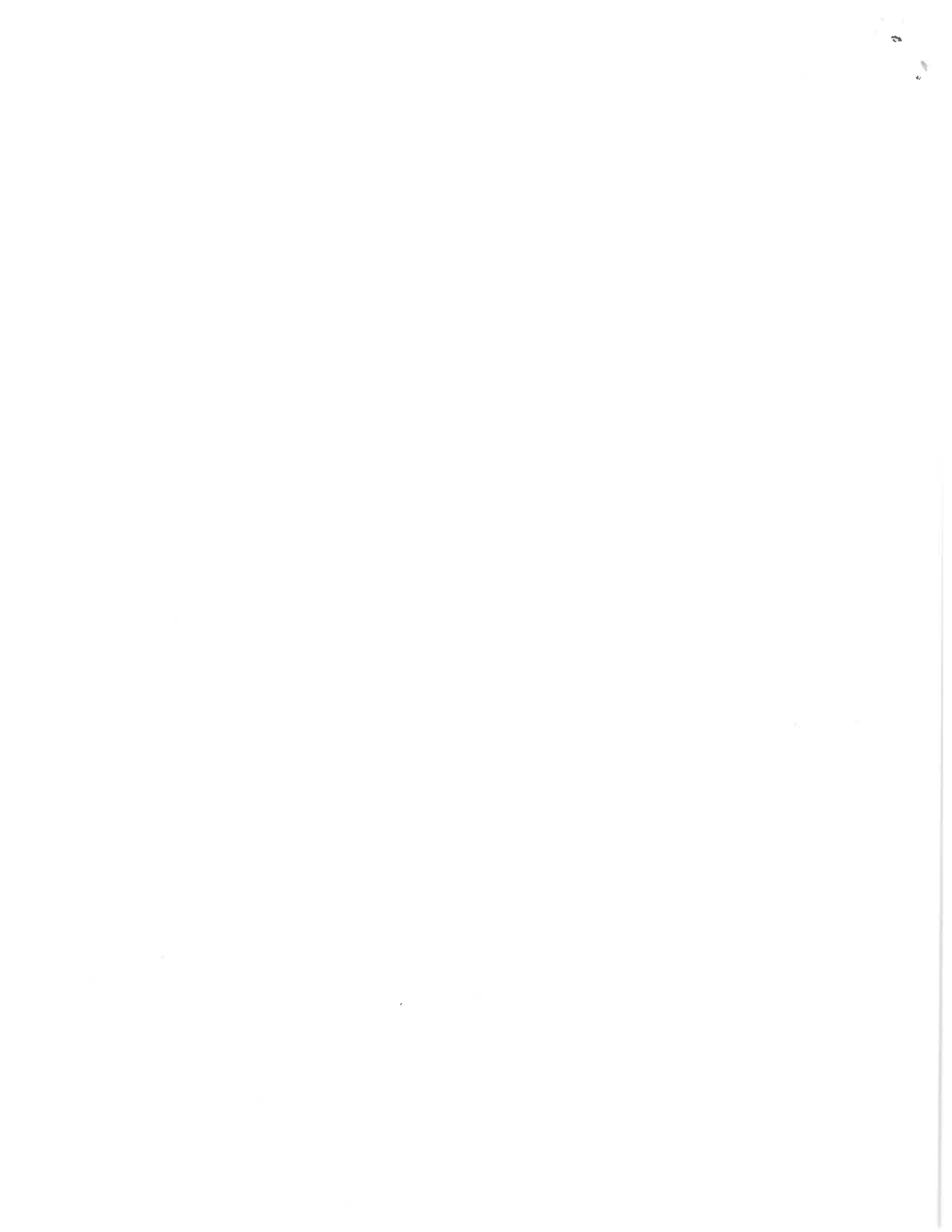
John mckee  
Applicant/Agent

John mckee  
Applicant/Agent

Shelby R. Martins  
Notary Public

SHELBY R MARTINS  
Notary Public - State of New York  
NO. 01MA6445159  
Qualified in Dutchess County  
My Commission Expires Dec 12, 2026

SHELBY R MARTINS  
Notary Public - State of New York  
NO. 01MA6445159  
Qualified in Dutchess County  
My Commission Expires Dec 12, 2026



**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): John McKee

Address: 208 Wibur Blvd

Telephone: 845-705-4810

Description of the Project: Addition on rear of house  
and small deck

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Use Variance

Special Use Permit

Accessory Apartment

Project Address: \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

Is any portion of the project site currently being farmed? \_\_\_\_\_

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: \_\_\_\_\_

Date: \_\_\_\_\_

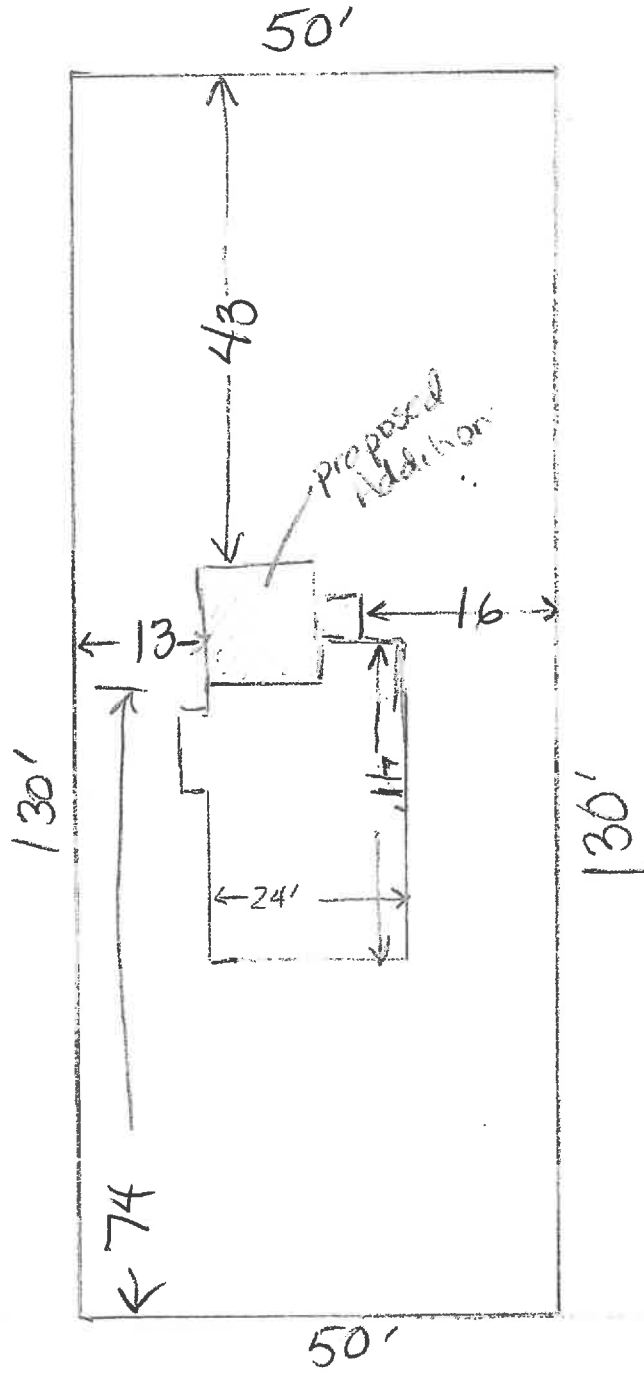


Josh Canevari

61 Park Ave

contractor:

John Mekeo  
705 9810



Park Ave



2/24

GENERAL CONSTRUCTION NOTES

- 1. All work on drawings shall be performed in accordance with requirements stated on Project Drawings.
2. All work shall be performed in accordance with the specifications, conditions and details shown on the drawings.
3. The Contractor shall be responsible for obtaining all permits required by Federal, State, County or Municipal law and shall include in the contract all required fees.
4. The General Contractor shall arrange for elevator or other means of vertical transportation for the building.
5. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.
6. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.
7. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.
8. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.
9. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.
10. The General Contractor shall submit a detailed schedule of construction for approval by the Architect.

SECTION 02000 CONSTRUCTION METHODS

The Contractor shall provide a construction schedule for the project... The Contractor shall provide a construction schedule for the project... The Contractor shall provide a construction schedule for the project...

SECTION 03000 FORMS AND SHIELDS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 04000 CONCRETE

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 05000 METALS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 06000 WOODWORK

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 07000 PAINTS AND COATINGS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 08000 CERAMIC TILE

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 11000 ELECTRICAL

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 12000 MECHANICAL

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 13000 PLUMBING

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 14000 REINFORCING STEEL

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 15000 ELEVATORS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 16000 OPERATIONAL PROGRAMS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 17000 TESTING AND COMMISSIONING

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 18000 OTHER WORK

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 21000 FURNITURE

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 22000 SPECIALTIES

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 23000 SIGNAGE

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 24000 SECURITY

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 25000 TYPICAL SECTION

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 26000 FINISHES

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 27000 PAVING

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 28000 ROOFING

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 29000 ENCLAVEMENT

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 30000 CURB AND GUTTERS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 31000 WALKWAYS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 32000 DRIVEWAYS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 33000 SIDEWALKS

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 34000 LANDSCAPE

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

SECTION 35000 IRRIGATION

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

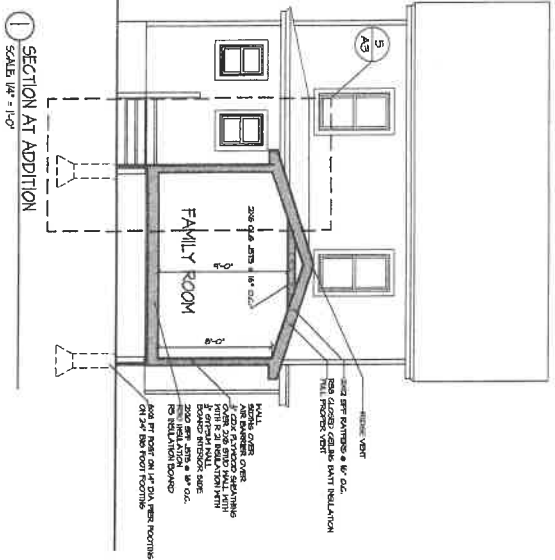
SECTION 36000 UTILITIES

The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields... The Contractor shall be responsible for the design, fabrication, erection and removal of forms and shields...

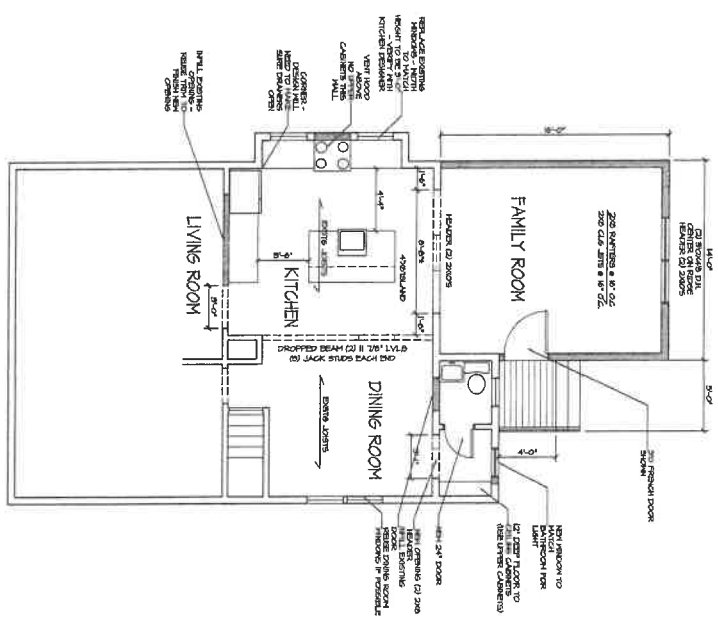
PROJECT: ADDITION AND ALTERATION CANEVARI RESIDENCE
LOCATION: 61 PARK AVENUE, TOWN OF POLK-KERSE, NEW YORK
ARCHITECT: P. FREEMAN ARCHITECT
DATE: FEBRUARY 20, 2025



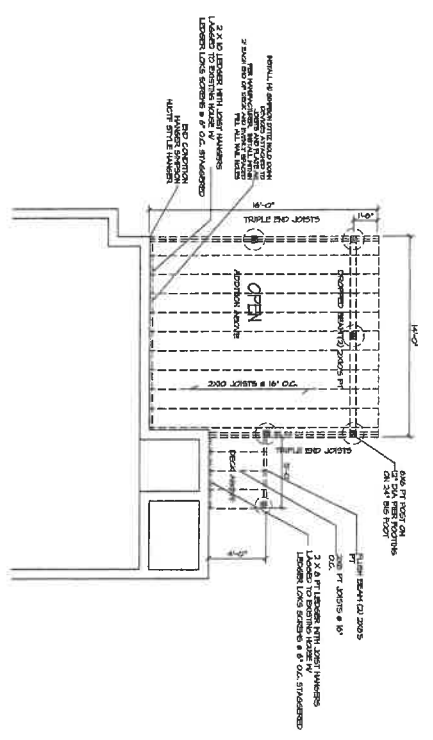




1 SECTION AT ADDITION  
SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



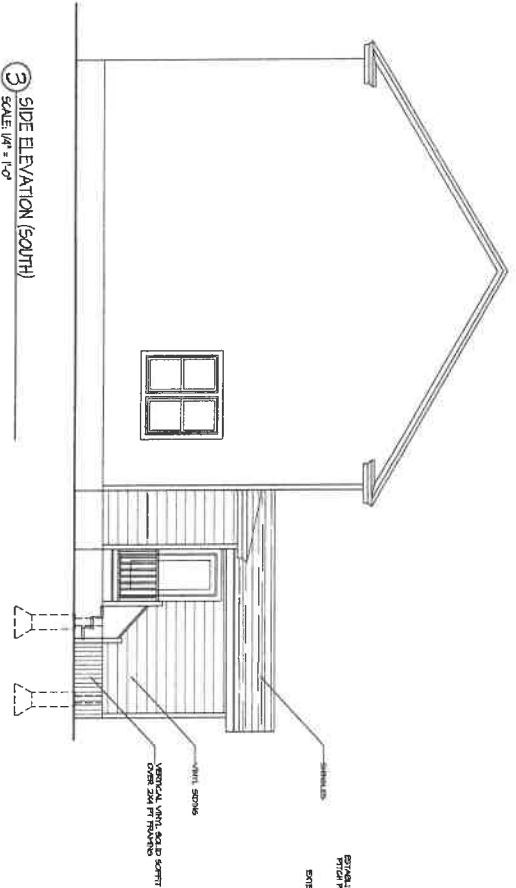
3 PIER/FRAMING PLAN  
SCALE 1/4" = 1'-0"

<b>PROJECT</b> <b>ADDITION AND ALTERATION CANEVARI RESIDENCE</b>	<b>LOCATION</b> 61 PARK AVENUE TOWN OF POLKESPEE, NEW YORK
<b>D. FREEMAN ARCHITECT</b> 20 SHELDON DRIVE POLKESPEE, NY 12409 608-452-3354 FAX: 608-452-3353 www.dfarch.com	<b>DATE</b> PRELIMINARY FEBRUARY 20, 2013
<b>A2</b>	

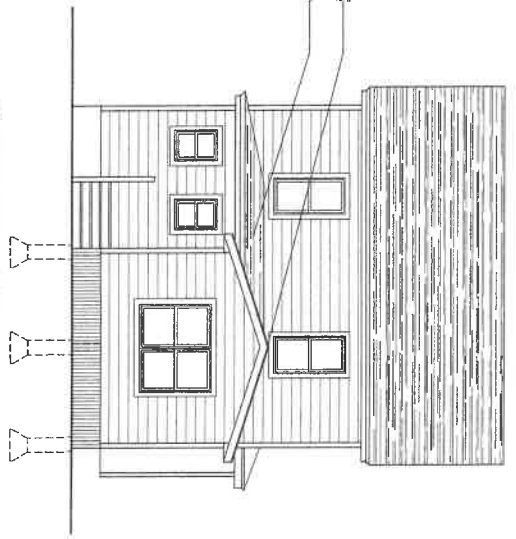
2/24



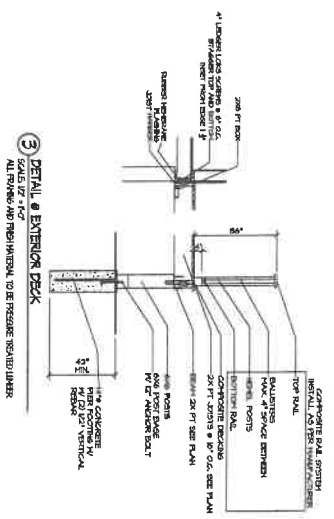
2/24



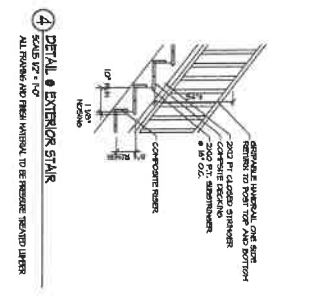
3 SIDE ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"



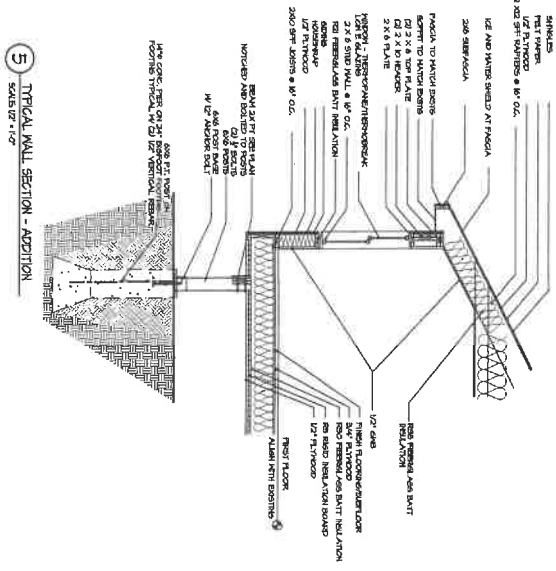
2 REAR ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"



3 DETAIL @ EXTERIOR DECK  
SCALE: 1/2" = 1'-0"  
ALL FINISHES AND FINISH MATERIAL TO BE RESPECTED INDICATED



4 DETAIL @ EXTERIOR STAIR  
SCALE: 1/2" = 1'-0"  
ALL FINISHES AND FINISH MATERIAL TO BE RESPECTED INDICATED



5 TYPICAL WALL SECTION - ADDITION  
SCALE: 1/2" = 1'-0"

<p>PROJECT <b>ADDITION AND ALTERATION CANEVARI RESIDENCE</b></p> <p>LOCATION 61 PARK AVENUE TOWN OF FOURKESVILLE, NEW YORK</p>	<p>DATE PRELIMINARY FEBRUARY 24, 2023</p> <p>PROJECT ARCHITECT <b>D. FREEMAN ARCHITECT</b> 26 SHELDON RIVE FOURKESVILLE, NY 12603 PHONE: 518-482-2559 FAX: 518-482-2559 email: dmf@dfarch.com new@dfarch.com</p>
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A3

