



Town of Poughkeepsie Planning & Zoning

jeanandbill97@gmail.com

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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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): N/A DECK

Name of Applicant(s): William and Jean O'Neill

Address: 7 Boca Court Poughkeepsie, N.Y. 12603

Telephone: 845-849-9072

Name and Address of Record Owner(s): Herb Redd Properties LLC

80 Washington Street Suite 100
Poughkeepsie, N.Y. 12601

Name and Address of Attorney or professional representative: -

Telephone: -

Street Address of all parcels: 7 Boca Court

Tax Map Number of all parcels: 6262-01-054988-0274

Zoning District: R-MR

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):

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.

The alleged difficulty was not self-created, but was established by the planned community.

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: William J. O'Neill Jean M. O'Neill
Print Name: William J. O'Neill Jean M. O'Neill
Date: 4/7/2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York)
County of Dutchess) ss:

William and Jean O'Neill being duly sworn, deposes and says:

1. That I/we are the Homeowners 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 7 Boca Court, Poughkeepsie 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.

William J O'Neill
Applicant/Agent
William O'Neill

Jean M O'Neill
Applicant/Agent
Jean O'Neill

Laurie A. Tortarella
Notary Public
LAURIE A. TORTARELLA
Notary Public, State of New York
Reg. #01T05030083
Qualified in Dutchess County
Commission Expires December 8, 2025

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

William + Jean O'Neill 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 Business Interest

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 Business Interest

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.

William J. O'Neill
Agent/Owner

Jean M. O'Neill
Agent/Owner

Laurie A. Tortarella
Notary Public
LAURIE A. TORTARELLA
Notary Public, State of New York
Reg. #01105089083
Qualified in Dutchess County
Commission Expires December 8, 2015

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): William and Jean O'Neill
Address: 7 Boca Court Poughkeepsie, N.Y. 12603
Telephone: 845-849-9072
Description of the Project: rear deck 11'7" by 16'

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation Area Variance
Use Variance Special Use Permit
Accessory Apartment

Project Address: 7 Boca Court Poughkeepsie, N.Y. 12603
Tax Map Number of all parcels: 6262-01-054988-0274

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

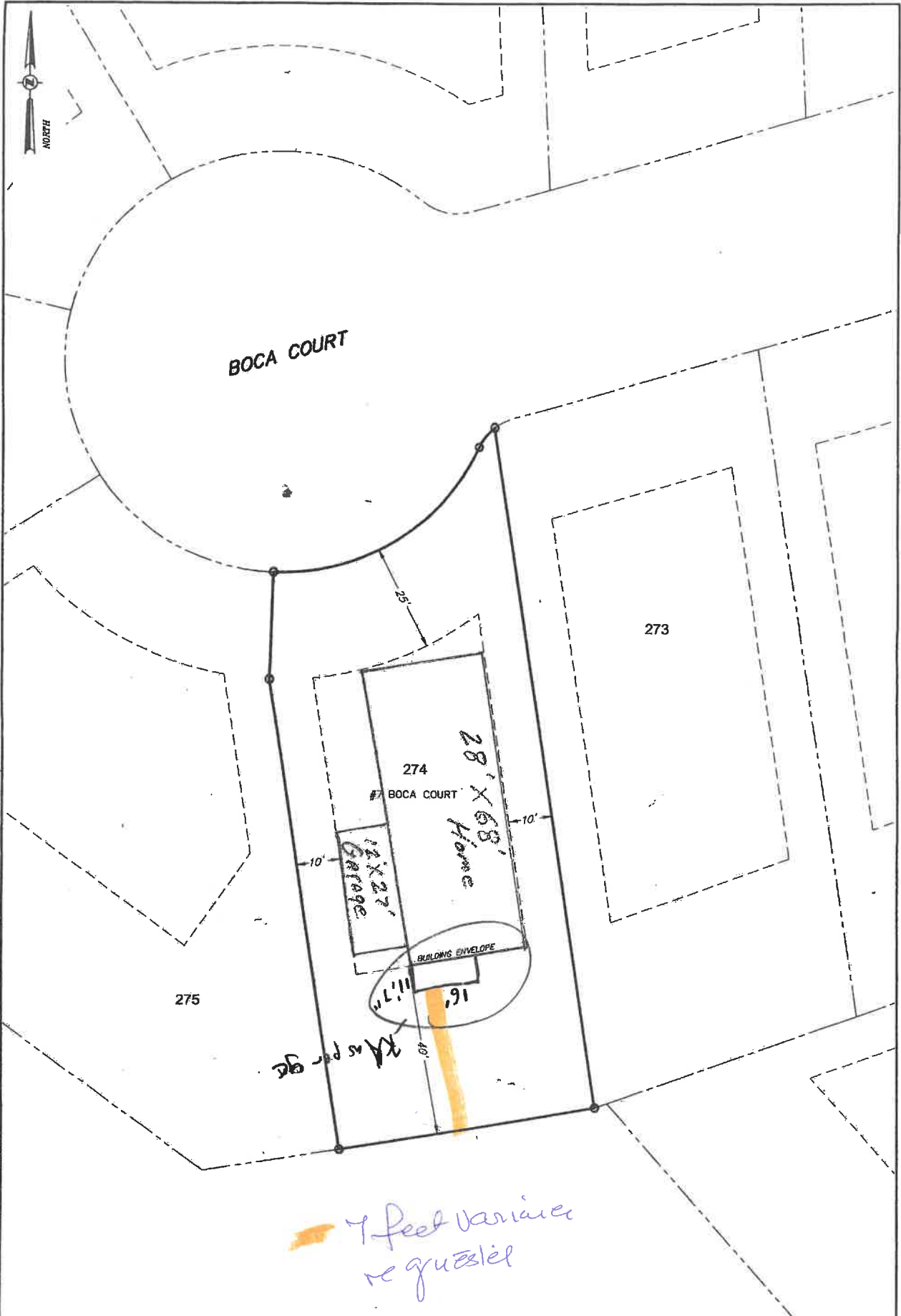
Does the person farming the site: Rent Own the land? N/A

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.
N/A

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

Signature of Applicant: William O'Neill
Jean M. O'Neill

Date: 4/7/2023



Drawing Name: Z:\projects\80400-80499\80404\SURVE\DWG\LOT-SKETCHES\00_SKETCH_LOT_274_80404-00.dwg Date Printed: Jul 31, 2020, 1:46pm

NOTES:

REFERENCE IS HEREBY MADE TO A CERTAIN SITE PLAN ENTITLED "THE GABLES PHASE IV OVERALL SITE PLAN" DATED 08/02/1999 AND LAST REVISED 04/10/2008, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

**THE GABLES PHASE IV
LOT 274**

SCALE: 1"=20' JULY 27, 2020