



April 12, 2023

**Town of Poughkeepsie Zoning Board of Appeals
1 Overocker Road
Poughkeepsie, New York 12603**

**Attention: Mr. Paul Lahey
Chairman of the ZBA**

**Subject: Erie Materials, Inc – Area Variance Application
Property – 657 Sheafe Road, Poughkeepsie New York 12601
Grid No. – 134689-6159-01 – 278549-0000**

Dear, Chairman Lahey & Members of the Zoning Board of Appeals;

I hope that this letter finds you well.

On behalf of Erie Materials, Inc. (“Property Buyer”), Tinkelman Architecture, PLLC respectfully submits this letter and the enclosures which constitute our submission to the Town of Poughkeepsie Zoning Board of Appeals. We have been working together with Kristina Granieri, Zoning Administrator and Eric Hollman, Town Planner, to provide you with the following documents and drawings which discuss the reasons for our request to receive relief for the variances that are outlined below.

Erie Materials, Inc. proposes to conduct an adaptive reuse and a change of use of the current building and site that is located at 657 Sheafe Road (the “Project Site”). The Property Buyer is proposing to change the former Recreational Indoor Sports Facility, which occupied the building several years ago, to that of a Building Material Showroom and Distributor. This will include the expansion of the existing building with two additions. One addition will be for part of a building material showroom and the other addition will consist of a covered loading dock. The current parking lot on the east side of the building will be modified to accommodate the addition of the showroom as well as a Customer Pick-up location. The western portion of the site, that is to the rear of the property, will be modified to accommodate required truck maneuvering space, an outdoor storage area which will include a covered storage structure and the location of the employee parking area.

In order for the successful completion of the Project, the following four (4) area variance are required:

1. Section 210-35E – Side yard setback on the South Side of the Property.
2. Section 210-35E – Maximum Impervious Surface Area.
3. Section 210-59C – Minimum parking requirements.
4. Section 210-112 – Minimum distance to locate a trash or storage container or receptacle can be located from any residential district or property used for residential purposes.



In the support of the listed variances, we present to you and the members of the Zoning Board of Appeals the attached project documents, drawings and attachments for review and consideration as they pertain to the proposed project and the requested variances.

We look forward to meeting with you and being able to present this project to you at the upcoming May meeting of the Zoning Board of Appeals.

Kind Regards,

TINKELMAN ARCHITECTURE, PLLC.

A handwritten signature in black ink, appearing to read 'Robert Turner', is written over the company name.

Robert Turner
Project Architect

Cc:

Pat Guinto – Erie Material