

Arterial/
Raymond Ave.
Lot 1 AB



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

Name of Project (if applicable): The Arlington

Name of Applicant(s): GNS Group, Ltd.

Address: 97 N Clinton St. Poughkeepsie, NY 12601

Telephone: 845-471-4366

Name and Address of Record Owner(s): Arthur May Re Development Holdings, LLC
32 Pine Tree Drive, Poughkeepsie, NY 12603

Name and Address of Attorney or professional representative: Nancy Forrest
c/o GNS Group, Ltd. 97 N Clinton St. Poughkeepsie, NY 12601

Telephone: 845-471-4366

Street Address of all parcels: 25 Raymond Ave. Ext.

Tax Map Number of all parcels: ~~54689-6161-22-900832-0000~~ 755735

Zoning District: ATC

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: See attached sheets

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;
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-

- 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;
-
-

- 3) Whether the requested area variance is substantial;
-
-

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

ANSWERS TO A 1-5 ON APPLICATION

- 1) There will be no undesirable change in the character of the neighborhood or any detriment to nearby properties if these signs are approved and installed. They have been designed to compliment the building that was approved by the planning department. They are also in a neighborhood that has freestanding signs and commercial businesses.
- 2) The benefit sought by the applicant cannot be achieved by any other method than signage for the property and tenants . The signs are designed to house the amount of tenants in the commercial building approved by the planning department.
- 3) The requested area variance is not substantial if we consider it benefits nine businesses. Each panel of the directory is the same size for each tenant and is not large.
- 4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The property is located in a business neighborhood with existing business signs. The signs have no environmental impacts on the property.
- 5) Although it may be considered self created based on the standing sign ordinance , the approvals for variances granted for the property suggest that a building approved for multiple tenants would require area variances. Being self created in itseld does not necessarily preclude the granting of the variances.

- 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.

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: _____

Date: _____

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York

County of DUTCHESS

ss:

Jacob Reckess 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 GNS Group, Ltd., 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.


Applicant/Owner

Sworn to before me this 12th day of MAY, 2023.


Notary Public

ELBERTA LYNN GAITHER
Notary Public, State of New York
No. 01GA6334994
Qualified in Dutchess County
Commission Expires December 28, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Nancy Forrest being duly sworn, deposes and says:

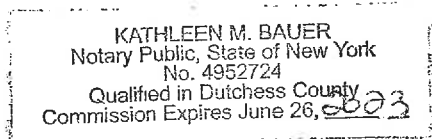
1. That I/we are the applicant named in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at GNS Group, Ltd. 97 N Clinton St in the County of Poughkeepsie Dutchess and the State of NY.
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.

Nancy Forrest
Applicant/Agent

Applicant/Agent

Sworn to before me this 11 day of May, 2023.

Kathleen M. Bauer
Notary Public



DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } 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.)

n/a

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.)

n/a

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.

Nancy Forest
Agent/Owner

Agent/Owner

Sworn to before me this 11 day of May, 2023.

Kathleen M. Bauer
Notary Public
KATHLEEN M. BAUER
Notary Public, State of New York
No. 4952724
Qualified in Dutchess County
Commission Expires June 26, 2023

**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): GNS Group, Ltd.

Address: 97 N Clinton St. Poughkeepsie, NY 12601

Telephone: 845-471-4366

Description of the Project: installation of two monument signs

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: 25 Raymond Ave. Ext.

Tax Map Number of all parcels: 134689-6161-08-800832-0000

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? n/a

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: Nancy Forest

Date: _____

