



# 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 Accessory Apartment Special Use Permit

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

Name of Applicant(s): PETER LONGI

Address: 102 STRATFORD DRIVE

Telephone: 845 483 1179 845 206 6075 cell

Name and Address of Record Owner(s): Same

Name and Address of Attorney or professional representative: \_\_\_\_\_

Telephone: 845 483 1179

Street Address of all parcels: 102 STRATFORD DRIVE

Tax Map Number of all parcels: 134689-6363-03-256049-0000

Zoning District: R4A

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):

BUILDING PERMIT UNDER REVIEW

Attach a copy of the current deed and any easements affecting the property.

A) For Accessory Apartment Special Use Permit Applications:

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary):

1) Month and year the home was constructed?

JUNE 2012

2) Is the home owner occupied?

YES

3) Is there a Certificate of Occupancy for the home? If yes, what date was it issued?

YES

4) Month and year the apartment was constructed?

June 2012

5) What is the total square footage of the home?

2339 above 1165 below

6) What is the total square footage of the apartment?

435 sf

7) How many bedrooms are in the apartment?

1

8) What is the water supply source (i.e. municipal water or private well)?

town water

9) What is the method of waste disposal (i.e. municipal sewer or private septic)?

town sewer

10) How will the apartment be identified for emergency services?

signage posted

11) Is there a separate entrance for the apartment?

YES

12) Where is the stairway and fire escape located?

N/A

13) How many parking spaces are there on the lot?

6

14) Are there any open Building Permits or Violations regarding the property?

No

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: Peter Longi

Print Name: PETER LONGI

Date: 6/20/23



"NOT TO SCALE"  
www.subjectcoach.com

SMOKE CO. COVER  
ELECTRIC PANEL  
GFCI OUTLET

FLOOR PLAN  
BASEMENT 102 STRATFORD

INSIDE STAIRS  
DOOR TO STAIRS

BATHROOM 5 X 11  
SHOWER TOILET SINK  
CLOSET

4 X 3.5  
SINK

FURNACE  
CLOSET

LIVING ROOM 14 X 14

WATER HEATER

CLOSET

BEDROOM 14 X 11

KITCHENETTE 9 X 7

PANTRY  
STONE  
REFRIG

EGRESS WINDOW

EGRESS WINDOW

FRONT DOOR

www.subjectcoach.com

PETER LONGI

Residential Detached

6/19/2023 11:26 A.M.

STRATFORD DR, LOT 13 , POUGHKEEPSIE, NY 12603



S

\$357,500



**Listing #:** 304625 **BRs & Bths:** 4 2/1  
**County:** DUT **Exterior:** Stone, Vinyl  
**Post Office:** POUGHKEEPSIE **Color:** TBD  
**Township:** Poughkeepsie Twp **Sub-Type:** SF  
**Zip Code:** 12603- **Style:** Colonial  
**Subdivision:** STRATFORD FARMS **Year Built:** 2012  
**Above Grnd SF:** 2339  
**School Dist:** ARLINGTON CENTRAL **Below Grnd SF:** 1165  
**- High Sch:** ARLINGTON HIGH SCHOOL **Finished SF:** 2339  
**- Middle Sch:** LA GRANGE MIDDLE SCHOOL **Unfinished SF:** 1165  
**- Elem Sch:** TRAVER ROAD PRIMARY SCHOOL **Total Square Feet:** 3504  
**- Other Sch:** **Square Ft Source:** Approximate  
**Property Id #:** **MBR 1st Level:**  
**New Const:** Proposed, Under Construction

Immediate Occupancy! Energy efficient, high performance home!

Directions

ROUTE 44 NORTH, LEFT ONTO BOWER ROAD, NEXT LEFT INTO STRATFORD FARMS, HOMESITE ON RIGHT HAND SIDE

Map Page:

Mapping:

Room	Dimensions	Level	Room Sqft	Description	Room Count
Living Room:		1		Wall to Wall Carpet	<b># Rooms:</b> 8
Dining Room:		1		Dining Area	<b># Bedrooms:</b> 4
Family Room:		1		Fireplace	<b>Full Baths:</b> 2
Den:					<b>Half Baths:</b> 1
Kitchen:		1		Dining Area, Hard Wood Floor, Pantry	<b>Total Baths:</b> 2/1
Primary Bdrm:		2		Walk-in Closet, Walk-in Closet	<b># Of Stories:</b> 2
Bedroom 1:					<b>Hcp Mod:</b>
Bedroom 2:		2		Wall to Wall Carpet	<b># Fireplaces:</b> 1
Bedroom 3:		2		Wall to Wall Carpet	<b>Warranty:</b>
Bedroom 4:		2		Wall to Wall Carpet	<b>Basement:</b>
Primary Bath:		2		Ceramic Tile Floor	UNFINISHED, WALK OUT W/ SLIDER, & ROUGH IN FOR FUTURE BATH
Bathroom1:					<b>Level 1 Desc:</b>
Bathroom 2:		2		Ceramic Tile Floor	FYR, 1/2 BATH LR, DR, EIK, FAM RM, LAUNDRY/MUD RM
Bathroom 3:		1		Hard Wood Floor	<b>Level 2 Desc:</b>
Library:					MBR SUITE W/ 2 WIC'S, BR 2, BR 3, BR 4, FULL BATHROOM
Game Room:					<b>Level 3 Desc:</b>
Play Room:					<b>Other Rooms:</b>
Media Room:					
Office:					
In-Law Apt:					
Loft:					
Foyer:				Hard Wood Floor	
Sunroom:					
Workshop:					
Laundry:					
Other:					

Features

<b>Acceptable Fin:</b> Cash, Conventional, FHA	<b>Amenities:</b>
<b>Construction:</b> Concrete, Frame	<b>Heating:</b> Gas
<b>Electricity:</b> 200+ Amps	<b>Cooling:</b> Central Air
<b>Roof:</b> Asphalt Shingles	<b>Farms / Estates:</b>
<b>Foundation:</b> Concrete	<b>Water / Sewer:</b> City Water, Private Sewer
<b>Parking/Garage:</b> 2 Cars, Attached, Garage	<b>Miscellaneous:</b>
<b>Exterior Feat:</b> Deck	<b>Other:</b> Fee Simple, Listed in Another MLS



A

AFFIDAVIT TO BE COMPLETED BY OWNER

State of New York }  
County of Dutchess } ss:

Peter Lougi 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 \_\_\_\_\_, 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.

Peter Lougi  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

Laurie A. Tortarella  
Notary Public

**LAURIE A. TORTARELLA**  
Notary Public, State of New York  
Reg. #01TO5089083  
Qualified in Dutchess County  
Commission Expires December 8, 2025

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DISCLOSURE OF BUSINESS INTEREST

State of New York }  
County of Dutchess } ss:

Peter Longi 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

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 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.

Peter Longi  
Agent/Owner

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

Laurie A. Tortarella  
Notary Public  
LAURIE A. TORTARELLA  
Notary Public, State of New York  
Reg. #01T05089083  
Qualified in Dutchess County  
Commission Expires December 8, 2025





**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): Peter Lozzi

Address: 102 Stratford Ave.

Telephone: 845 483 1179

Description of the Project: F.I.W.I.S.E. BUSEMANN

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation	<input type="checkbox"/>	Area Variance	<input type="checkbox"/>
Use Variance	<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>
Accessory Apartment	<input checked="" type="checkbox"/>		

Project Address: 102 Stratford Drive.

Tax Map Number of all parcels: 134689 - 6363 - 03 - 256049 - 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: Peter Lozzi

Date: 6-20-23