



Town of
Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6565-00-162727
Property Street Address	81 CHURCH RD Salt Point, NY 12588
Number of Acres	1.6
Zoning District from Zoning Map	RL-S
Describe the Current Use of the Property	my Residential Home
Is this property located in or near a Wetland or Wetland Buffer?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is this property within 500 feet of the boundary of the Village of Millbrook?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is this application being made for a violation that currently exists on the property?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, the application fee is double

OWNER INFORMATION

Name of Record Owner(s) If a corporation, LLC, Trustee, so state and submit form	Joseph Torino
Record Owner Mailing Address	81 CHURCH RD Salt Point, NY 12588
Record Owner Email Address	528 TORINO @ Gmail.com
Record Owner Phone Number	845-495-9004

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendor, etc.)

Name of Authorized Representative if different from owner	n/a
Business Name of Applicant	n/a
Applicant Mailing Address	n/a
Applicant Email Address	n/a
Applicant Phone Number	n/a

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

Applicant/Owner(s)
 Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

A variance to add a laundry room / 3rd Bedroom
 Home now has 3 bedrooms after removing our screen for 3 bedrooms.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because

The addition will be attached to the front of the house and will look like the other homes on the street (there are only 3 other homes on the street when completed to will not be visible from the road due to trees and other brush in an area between the road and house)

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because

The house was built in the 75 foot side set back on the front of the lot. The house does not meet all set backs - 3 of the 4 set backs are not. There is no way to install a stair case in the house to go to the basement where the laundry room is. My wife has fallen several times and has insured herself. We have to go outside and through a back door then down a set of stairs to the basement.

3. The amount of relief requested is not substantial because:

The front point of the addition is rather small - 20' x 20' and is about exactly 11' low due to the position of the lot being tree lined - no additional planes to the right of the house and my house is the last house on the street.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

There is no stream, creek, pond or standing water on the property.

5. Has the alleged difficulty been self-created? _____ Yes, or No

Why:

The house was bought for me alone.
My needs have changed now that
I have been married 2 years ago.
I have no need in the house to add a
laundry room on the living level.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

20x20

Dimensions of new second floor:

NONE

Dimensions of floor above second level:

NONE

Height (from finished ground to top of ridge):

14'

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor

Built on a slab

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas:

n/a

Number of Floors and General Characteristics BEFORE Alterations:

Number of Floors and Changes WITH Alterations:

1 FLOOR

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property: 1232 SF

Proposed increase of building coverage: 400 SF

Square footage of your lot: APPROX. 61,000 SF.

Percentage of coverage of your lot by building area: APPROX. 2.6 %

Purpose of New Construction

LAUNDRY Room / Mud Room

XTRA Bedroom -

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement(s):

Flat Lot - no wetlands or standing water
Should be NO DIFFICULTY meeting code.

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

Yes NO

Such appeal(s) was (were) in the form of:

- A requested interpretation
 A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

N/A

Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

Yes NO If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

Yes No

Are there any proposals to change or alter land contours?

No Yes please explain

Are there any wetland areas or buffers on the parcel?

Yes NO

Are those wetland areas or buffers shown on the survey submitted with this application?

Yes NO

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

Yes NO

Does your application require Town, County, State, or Federal Permits?

Yes NO If yes, provide which agency and the type of application

Has an application been made to or granted by any other entity, and by which agency? Provide copies

AJD

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes NO
If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes NO
Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction _____

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes NO
If yes, please list the proximity of your lands on your survey

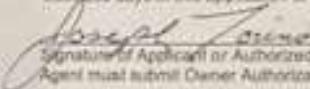
Please list present use or operations conducted at this parcel _____
and the proposed use _____
(i.e.: existing single family; proposed: same
with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

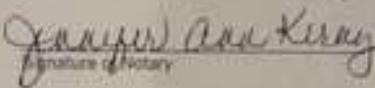
I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.


Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form


Printed Name

Served before me on the
29 day of November 2021

Place Notary Stamp here:


Signature of Notary

JENNIFER ANN KIRBY
Notary Public - State of New York
Reg. No. 0149130827
Qualified in Orange County
My Commission Expires October 31, 2023



TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT
10 Reservoir Road
P.O. Box 667
Millbrook, NY 12545
Phone (845) 677-8321, Fax (845) 677-2085
Email: zoning@washingtongny.org

CERTIFICATE OF OCCUPANCY

Certificate No.: 17-2156

Location of Property: 6565-00-762727-0000, 21 Church Rd.

Property Owner: Joseph Torino

Description of Completed Project: remodeled inside and outside of home

I have examined the premises described in the "Application for Building or Zoning Permit" No. 02156 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 02156. There are No Violations on record.

Signature Joseph T. Torino
Building Inspector
Town of Washington

Date Signed 11/11/2017

Post this Certificate of Occupancy on the property for one month after receipt, so that it may be read by the public.

Unpaid / Unofficial Document

Dutchess County Clerk Recording Page

Received & Return To:

JOSEPH TORINO
15 NERIDALE LANE
POUGHKEEPSIE, NY 12562

Date Recorded:

07/05/00
11:21 A

Time Recorded:

02/20/98 18

Received From: CLAYTON CITY ABSTRACT

Grantor: BREAN KEVIN M
Grantee: TORINO JOSEPH

Tax District: Washington

Recorded In: Deed

Instrument Type:

Examined and Charged As Follows:

Recording Charge:

\$155.00

\$294.00

Transfer Tax Amount:

\$0.00

Includes Marriage Tax:

6495

Transfer Tax Number:

Red Hook Transfer Tax:

RP5217:

Y

TP-584:

Y

Number of Pages: 5
*** Do Not Detach This Page
*** This Is Not A Bill

County Clerk By: cra
Receipt #: 20711
Batch Record: 135

H



0220163838

Unpaid / Unofficial Document



Bradford Kendall
County Clerk

THIS

Unpaid / Unofficial Document

ORIGINAL

BETWEEN Edward T. McCormack, Esq., 1283 Hopewell Ave, Fishkill, NY 12524 Referee duty
appointed in the action hereinafter mentioned, Plaintiff, and

Joseph Torino 15 Needle Lane, Poughkeepsie, NY 12503 Grantee, /

WITNESSETH that the grantor, the referee appointed in an action between MORGAN CHASE BANK, NATIONAL ASSOCIATION and KEVIN M. BRADY, et al Defendants under Index No. 2013-6408 Dutchess County Supreme Court 10 Market Street, Poughkeepsie, NY 12501, foreclosing a mortgage recorded on December 16, 2009, in the Office of the Clerk of the County of Dutchess, DOCUMENT # 01-2009-00001 of Mortgages, in pursuance of a judgment entered at an IAS Term, of the Supreme Court, on September 9, 2014, and in consideration of Seventy-Three Thousand One Hundred and One Dollars (\$73,101.00) Dollars paid by the grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the grantee

The foreclosure sale was held on March 31, 2014.

Said premises known as and by the street address 21 CHURCH RD, SALT POINT, NY 12578.

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF.

Said premises being and intended to be the same premises conveyed by Deed dated December 15, 2009 from Stephen M. McCloskey and Linda R. McCloskey, his wife to Kevin M. Brady recorded December 16, 2009 in Document No. 02-2009-6766.

TO HAVE AND TO HOLD the premises granted unto the grantee Joseph Torino, and his assigns forever. Whenever the text requires, the singular number herein shall include the plural and all genders.

IN WITNESS WHEREOF, the grantor has signed and sealed, the date first above written.

Edward T. McCormack, Esq.
Referee

COUNTY OF DUTCHESS
STATE OF NEW YORK

On the 9 day of January, in the year 2016, before me, the undersigned, a notary public in and for said state, personally appeared Edward T. McCormack, Esq., personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that said instrument was executed in the name and presence of the individual(s), and that the individual(s) or the person upon behalf of whom the individual(s) acted executed the instrument.

NOTARY PUBLIC
State of New York
County of Dutchess
My Commission Expires January 2018

Unpaid / Unofficial Document

Title Number: 13-007460

Schedule A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situated, lying and being in the
Town of Washington County, State of New York, bounded and described as follows:
BEGINNING at a point, said point being the intersection of the Northwest corner of lands now or
formerly Yager; (Liber 1205 Page 917) with the Southeastern side of Church Road;
THENCE along lands now or formerly Yager South 49 degrees 39 minutes 00 seconds East, 344.05
feet;
THENCE along lands now or formerly Yager, (Liber 1044 Page 350) North 38 degrees 44 minutes
40 seconds West, 200.55 feet;
THENCE along lands now or formerly Sabato (Liber 1385 Page 33) and now or formerly Central
Baptist Church, North 42 degrees 33 minutes 00 seconds West, 68.03 feet;
THENCE along the Southeastern side of Church Road, North 42 degrees 44 minutes 40 seconds
East, 200.00 feet to the point of BEGINNING.

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Grid # 5899-6565-00-262

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SCHEDULE "A" - DESCRIPTION

Title No. QC 4534

ALL that certain place, plot or parcel of land containing and being in the Town of Washington, County of Dutchess, and State of New York, bounded and described as follows:

BEGINNING at a point in the southwesterly corner of Church Road (aka Church Lane), as shown on a map entitled "Salato Subdivision," filed in the Dutchess County Clerk's Office on 12/26/1994 as Map No. 10000, said point being the most southerly corner of lands, now or formerly owned by Walter L. Liber 1205, cp. 354.08 feet to a concrete monument in the remains of a wire fence, lands now or formerly owned by Cemetery Croner (Liber 1976-40) West 45' 39" 00" East lines of Lot No. 1 as shown and filed map no. 10006, and thence along the northeasterly line of said lands, now or formerly Central Baptist 388.03 feet to a post this said southeasterly line in a stone wall North 45° 33' 00" West southwesterly line of Church Road, North 42° 44' 40" East 200.00 feet to the point of beginning.

Being the same premises as described in Deed 300-57/86.

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Index No. 2013-5408

SUPREME COURT, STATE OF NEW YORK
COUNTY OF DANBURY

EDWARD T. McCORMACK, ESQ.

TO

JOSEPH TORINO

Grantor,

Grantee

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REFERRALS IN FORECLOSURE

SECTION: 6565

BLOCK: 00

LOT: 762727

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RECORD AND RETAIN TO:
JOSEPH TORINO
15 Nettie Lane
Poughkeepsie, NY 12603

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.d / Unofficial Document

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Diagram 1. Schematic

Existing Boundary

Proposed
boundary
To
protect
existing
habitats

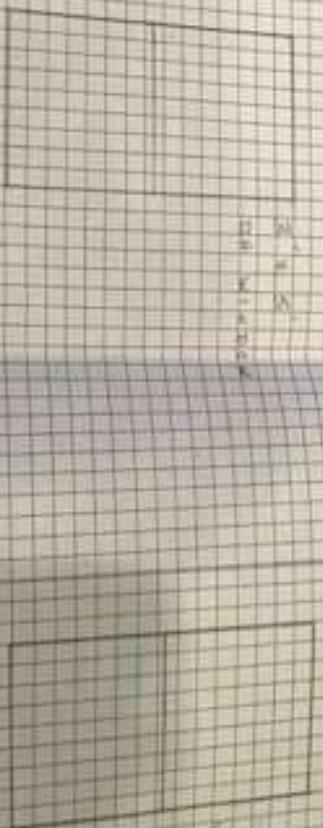
Gha

120' -
120'

20' - 30'
20'

100' -
100'

Proposed
boundary
To
protect
existing
habitats



ON A CONCRETE SLAB

$$80 \times 80 \text{ AREA} =$$

6400

WATERDOWN BY
 $1^{\circ}\times 6^{\prime}$

