

February 22, 2011

**PINE PLAINS ZBA MINUTES
FEBRUARY 22, 2011**

IN ATTENDANCE: Scott Chase, Chairman
Jane Waters
Steve Patterson
Bruce Pecorella
Margo Jackson
Michael O'Neill, Alternate
Kathleen Augustine, Alternate

ALSO PRESENT: Drew Weaver

Chairman Chase called the meeting to order at 7:30 pm.

DARREN HAWKINS: The applicant was present. Chairman Chase advised the applicant that the purpose of this meeting was to make sure the Board had a complete application and a complete understanding of what the applicant was requesting. He also stated the Board would advise of any concerns they might have. He advised that once the Board has completed this discussion they will be prepared to have a public hearing at the next meeting on March 22nd. Chase stated it seems to be a very straightforward application. Chase advised that the applicant's lot is not wide enough to accommodate the construction of a garage. Pecorella asked for the width of the lot. Hawkins replied it is roughly 150' in the middle, 100' in the front and 200' in the back and the house is about halfway back. Pecorella asked how far the neighbor's garage is from the line. Hawkins stated approximately 20'. Hawkins stated it is approximately 60' from the side of his house to the property line. Hawkins stated he would have Lyndon Chase stake it out. Waters stated that it should be staked for the site visit. Discussion of the location of the proposed garage followed. Waters stated that there are three items on the application that were incorrect. She advised the applicant that he is actually in the Agricultural District and he had checked no on that question. Hawkins advised that Weaver told him he was not in the Ag District. Weaver showed Waters on the map that Hawkins is next to the Ag District but not in it. Waters stated that the question about being within 500 feet of a farm operation should be checked yes as the property borders the Meiller farm. Chase advised that since it isn't a Use Variance no Ag Data Statement was necessary. Waters stated that the property is within the Critical Environmental Area and that question should also be checked yes. Waters asked if the applicant should initial the changes on the application. Proper advised that she changed the application and initialed the changes and asked the applicant if that was okay with him. The applicant

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agreed. Augustine asked why the applicant wouldn't place the garage in back of the property. Hawkins stated that he couldn't turn the building the way he wanted and it would ruin his backyard. Hawkins stated he doesn't want the garage doors facing the street and feels it would look the best. He also stated it would match his neighbor's roof line. Chase asked the Board if they had any additional questions or concerns. Augustine asked if the Board was setting a precedent. Waters stated that most of the people in that neighborhood have garages already and most of them are part of the house. Waters stated the lots weren't set up to do anything conforming to zoning and the only people who would come to the Board would be the ones with those lots. Chase stated that several of the homes in that area are close to the property line. Chase stated that a site visit would be set for Tuesday, March 22nd at 5:30 pm. Waters asked Hawkins to have the stakes for the corners of the garage in place. Chase advised that it will ultimately be up to Weaver to make sure where the property line is and that Hawkins is 10' off of it. The public hearing was set for March 22nd at 7:30 pm.

OTHER BUSINESS: Waters stated that she had emailed Proper about a correction and also her memory of what it was that Rothvoss was talking about. She stated that Rothvoss made comments in two different parts of the meeting and her correction was on page one where it says that Waters stated that she has been told lots of things that hadn't been true should state that he (Rothvoss) had been told lots of things that weren't true. Waters also stated that the minutes said that Webster Farnham made a statement that was unintelligible on tape. Waters stated that what she remembers Farnham saying is something about a new 16' wide trailer would be too expensive for people to buy who were moving into that trailer park. Waters stated that she gathers that the arrangement is that people buy the trailers if she heard him right. Waters stated she doesn't remember whether she heard him correctly and whether it was right at that spot that he said that. O'Neill stated he thinks what Farnham meant was that when you pay enough money that you can't rent it for a reasonable enough price which is affordable housing. O'Neill stated if he pays too much he has to get higher rent. Chase stated that with those two changes/corrections to the minutes would someone make a motion to approve them. Jackson made a motion to approve with the changes/corrections; second by Pecorella. All in favor. Motion passed.

The meeting was adjourned at 7:50 pm.

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Respectfully submitted by:

Nancy E. Proper
Secretary

Scott Chase
Chairman