

June 28, 2016

UNAPPROVED

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

TUESDAY, JUNE 28, 2016

7:30 PM

IN ATTENDANCE: Scott Chase, Chairman
Carl Baden
Michael O'Neill
Amanda Zick, Alternate sitting for Jackson

ABSENT: Margo Jackson, ZBA member
Nancy Proper, secretary

ALSO PRESENT: Five members of the public

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

PINE PLAINS HOSE COMPANY: Brian Walsh was present representing the applicant. Chase read the public hearing notice and opened the public hearing at 7:35 pm. Chase gave an overview of the proposed area variance as the applicant had requested that their proposed building be moved back 15' (fifteen feet) from Lake Road creating a front yard setback of 40' (forty feet) rather than the required max front yard setback of 25' (twenty-five feet). Virginia Kemp asked questions about determining the property boundaries and noted that the Fire Company has always been a good neighbor. She was advised that the applicant would need to locate the property boundaries. Don Bartles asked how many acres the parcel is. Walsh replied he thought close to a half acre. Bartles asked about how the SEQRA would work. Chase noted that the area variance is a Type II action and does not apply to the variance request however there will be SEQRA requirements for the Special Permit/Site Plan application before the Planning Board. Bartles mentioned there was potential soil contamination from a prior gas station on site. Vikki Soracco stated she thought there should be a better drawing of the site and the building to determine the effect on the neighborhood and to review the proposal. Chase noted that the Planning Board will have the ability to review much more detailed information during their review. John Bay stated he did not have a problem with the variance as long as they come no closer than indicated on their plan. Soracco asked if this was the Fire District or the Hose Company making the application. Walsh explained that this particular property is owned by the Hose Company but will be leased to the Fire District. O'Neill asked if there was any opposition by anyone in the Fire Company. Walsh stated that no one expressed opposition. Kemp asked why this was being built and Walsh stated that

June 28, 2016

the new trucks are larger and won't fit in the old building especially if they get another new larger truck. Also they are maxed out space wise so they would move trucks to the new building. Soracco asked what would happen to the existing firehouse when the trucks move to the proposed building. Walsh stated they would renovate that building into a gathering/banquet space. Soracco asked about parking and Walsh stated they have plenty around the existing building and also the proposed building would have parking all around it. Soracco asked if the change of use had been applied for the existing firehouse. Walsh responded that this variance is their first step in the process. Soracco asked if it would be cheaper to add to the existing firehouse or go up. Walsh stated it is cheaper to build the new building. Soracco asked what the new building would look like. Walsh stated it would be stick built, 16 feet high ceilings, 6/12 roof pitch and red corrugated steel siding with the lower four feet black in color like wainscoting. Chase asked if there were any more concerns specifically about moving the proposed building which is what the ZBA is charged to address in the application before them. No more comments from the public. Chase noted that the Dutchess County Planning referral had not been received and that this proposal seems to have more to it. Chase suggested that the public hearing be held open until the July 26th meeting when the Dutchess County Planning comments would be available and to see if anyone else had concerns. All agreed and the hearing will be held open.

OTHER BUSINESS: Chase noted that he did not have a copy of the April 2016 minutes so no action was taken.

The meeting was adjourned at 8:00 pm.

Respectfully submitted by:

Nancy E. Proper
Secretary

Scott Chase
Chairman