

March 22, 2011

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

IN ATTENDANCE: Scott Chase, Chairman
Jane Waters
Margo Jackson
Steve Patterson
Bruce Pecorella

ABSENT: Michael O'Neill, Alternate
Kathleen Augustine, Alternate

ALSO PRESENT: Rosemary Lyons-Chase
Drew Weaver
One member of the public

DARREN HAWKINS: Public hearing for area variance #1-2011. Chairman Chase called the meeting to order at 7:30 pm. He opened by reading the public hearing notice. The applicant was present at the hearing. Chase advised that the Board held a site visit on this date. Chase asked if the public had any comments. Robert Dreeben stated that he did not have any objections to Mr. Hawkins putting the garage in that particular location. He stated it didn't offend him in any way and didn't feel it would have any real impact on him in the long run. He asked the Board to consider asking the applicant to put in some trees to break up the large canvas that the back of the garage is going to present to him. Chase asked if Dreeben had any preference for what the screening material is. Dreeben stated he would prefer conifers. Chase asked for any further comments from the public. None. Hawkins stated he would go along with the proposal for screening. Waters stated that it could be made a stipulation of the approval. Pecorella stated it should state how tall the trees should be and what type. Pecorella stated it should be in writing. The applicant and Dreeben decided that it should be 3-4 evergreen trees with a minimum height of 3 feet. Chase asked if anyone else had any comments or concerns. None from the public. Motion by Waters to close the public hearing at 7:35pm; second by Pecorella. All in favor. Motion passed. Chase stated he has no objection to the proposed location of the garage. He stated it is not unlike some of the other lots that are there and fits in with the character of the neighborhood. Chase stated that the minimum side line should be 10 feet. Proper presented a draft resolution for the Board to look over. Chase advised that the Board often has a draft resolution prepared and then modifies it pertaining to the specific case. Chase read the resolution into the minutes (resolution attached). Pecorella made a motion to accept the resolution; second by Patterson. Roll call vote as follows: Chase voted aye; Jackson voted aye; Pecorella voted aye; Patterson voted aye; Waters voted aye. Motion passed 5:0.

Motion by Waters to accept the minutes from February 22, 2011; second by Jackson. All in favor. Motion passed.

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Motion by Waters to adjourn at 7:40pm; second by Pecorella. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper
Secretary

Scott Chase
Chairman