

September 27, 2011

**PINE PLAINS ZONING BOARD OF APPEALS MINUTES
SEPTEMBER 27, 2011**

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

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

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

GAETANO & GAIL ALONGE: Scott Chase called the meeting to order at 7:30 PM. He began by reading the legal notice for the public hearing for the area variance application requesting a variance for side and back yard setbacks for property located at 24 Myrtle Avenue for the purpose of installing a pool. Chase asked if there were any public comment. Constance Young was present and stated that she lives adjacent to the applicant. Young stated they are the best neighbors and keep their property wonderfully well. Young stated it would be an asset to the neighborhood and she had no problems with the Board granting the variance. Chase asked for any further comment from the public or the Board. Waters stated that after looking at the property she fully supports the applicant's interest in not taking down any of the trees. Chase agreed. No further public comment. Pecorella made a motion to close the public hearing at 7:33 PM; second by Jackson. All in favor. Motion passed. Chase asked if the Board had any further points to be raised before he led the Board through a resolution. Chase stated the he didn't hear anyone say they had concerns about allowing the area variance but since above-ground pools are movable he would like to add one condition. Chase stated that it is the Board's job to make people comply as much as is practical and possible so he would like a condition that if the pool ever needs to be replaced or the applicant decides they are going to move it, some language should be in the resolution that says if trees have been removed and there is an opportunity to make it more compliant at some point in the future, it should be but only if the applicant was going to take it down and move or replace it. Chase read the draft resolution. Pecorella made a motion to grant the area variance and instructs the secretary to complete and file the resolution of approval; second by Waters. All in favor.

Motion by Jackson to accept minutes of June 28, 2011; second by Waters. All in favor. Motion passed.

Motion by Waters to accept minutes of August 23, 2011; second by Jackson. All in favor. Motion passed.

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OTHER BUSINESS: None.

Motion by Patterson to adjourn at 8:10 PM; second by Waters. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper
Secretary

Scott Chase
Chairman