

December 27, 2023

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, December 19, 2023, 7:30 PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chairman, Marie Stewart, Amanda Zick,
Chris Wyant, Alternate

ABSENT: Carl Baden, Michael O'Neill

ALSO PRESENT: Elaine Rennie, Applicant, Ed Casazza, Town ZEO

Scott Chase opened the meeting at 7:30 with a quorum present.

Rennie Shed Variance Public Hearing: Chase opened the public hearing and said the shed would be 10'x20'. Rennie then showed a picture of the proposed shed. Chase said the lot is a corner one there is frontage on both sides which makes it have two front lawns. Chase said the front yard setback in the rural district is normally 75 feet, because of the configuration of this lot it is impossible to meet the standards. Chase said he did not observe any grave difficulty. Chase said no one is there from the public looking to speak. Chase said he doesn't see any issues - it is just an odd shaped lot.

Chase asked for a motion to close the public hearing, motion by Zick, second by Stewart, all in favor, motion carried.

Chase then read the resolution (see attached).

Chase asked for a motion to pass the resolution, motion by Zick, second by Stewart, all in favor, motion carried.

Approval of the November Meeting Minutes: Motion by Stewart to approve the October meeting minutes, second by Wyant, all in favor, minus Zick who abstained, motion carried.

December 27, 2023

Motion to adjourn at 7:42pm.

Respectfully submitted by:

Tricia Devine

Secretary

Scott Chase

Chairman

WHEREAS, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from Elaine and Amber Rennie for property located at the intersection of Hammertown Road and Rt 199 address 17 Hammertown Road , Town of Pine Plains, Dutchess County, Tax Map ID# 6971-00-011968, to allow the construction of a 10' x 20' storage shed with less than the required 75' setbacks for both front and rear yards and a height not to exceed twelve feet and

WHEREAS, the Zoning Board of Appeals has reviewed the subject variance request #6-2023 submitted by Elaine and Amber Rennie, and

WHEREAS, after review of the application including: review of the Town habitat map, a site inspection, a legally noticed public hearing held on December 19th, 2023, and

WHEREAS, the proposed action is a Type II action under SEQRA and by law is not considered to have significant impact on the environment and no further environmental review is required, and

WHEREAS, Dutchess County deems this action to be a matter of local concern, and

WHEREAS, the existing lot is shallow and in a unique configuration having road frontage on two sides of the lot with a total depth of between approximately 145' and 75 feet making the construction of the proposed shed within the required 75 foot front and rear yard setbacks impossible, and

WHEREAS, the Board finds that maintaining the 75 foot front and rear yards is impossible based upon the lot configuration which therefore creates a hardship that would preclude the construction of a storage shed, and

WHEREAS, the variance requested is not substantial for the neighborhood and the proposed storage shed will not adversely affect the character of the neighborhood or neighboring homes, and

WHEREAS, this lot was created prior to the adoption of the Zoning Law and hence any hardship was not self created, and

NOW THEREFORE BE IT RESOLVED that based upon the preceding findings, the Zoning Board of Appeals of the Town of Pine Plains hereby grants the application for a variance to the requirements

found in the Schedule of Bulk Regulations, Table B, allowing the proposed storage shed to be installed with a front yard setback from NYS 199 of not less than 50 (distance) feet and a rear yard setback of not less than 50 feet from Hammertown Road and a height of not more than 12 feet.

On a motion by Zick, second by Stewart:

Carl Baden	absent
Scott Chase	aye
Michael O'Neill	absent
Marie Stewart	aye
Christopher Wyant	aye
Amanda Zick	aye

The resolution was thereupon duly adopted this 19th day of December, 2023.


Scott Chase, Chairman


Tricia Devine, Secretary