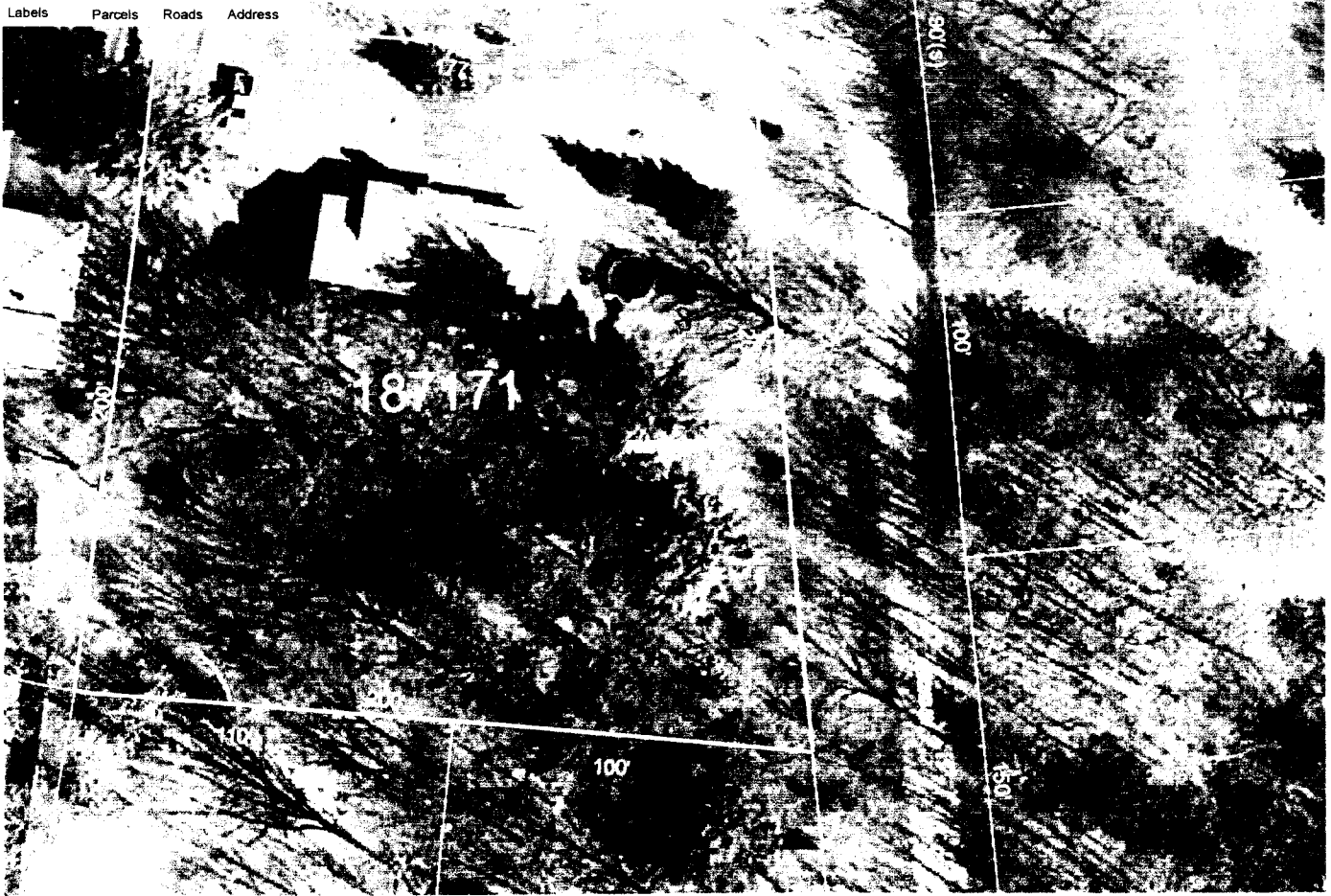


Navigation Toolbar Identify Parcel Address Lists (Primary Owner) Coordinates
Buffer(ft): 100 N: Lat:
E: Long:

Labels Parcels Roads Address



0 20 40ft

WHEREAS, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from Richard Brenner for property located at 18 Wicks Drive, Town of Pine Plains, Dutchess County, Tax Map ID# 6872-17-187171, to allow the installation of an above ground swimming pool within one of the front yards of this corner lot while meeting the side yard setback requirement, and

WHEREAS, the Zoning Board of Appeals has reviewed the subject variance request #1-2012 submitted by Richard Brenner, and

WHEREAS, after review of the application including: a site visit on June 26, 2012, review of the Town habitat map, a legally noticed public hearing held on June 26, 2012, 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, the granting of the variance to allow the installation of the above ground pool within one of the front yards of this corner lot while meeting the side yard setback requirement will not produce an undesirable change to the neighborhood nor be a detriment to nearby properties, and

WHEREAS, the existing rear and side yards do not allow the applicant to construct the pool within the rear yard without significant disturbance of large trees which would be detrimental to the neighborhood nor in the west side yard due to the presence of the driveway hence there is no other method for the applicant to proceed other than the area variance for the pool to be placed on the east side yard of the house adjacent to the rear deck, and

WHEREAS, the corner lot configuration and the wooded nature of the lot makes the placement of the pool in a manner which meets the yard setback requirements impractical, and

WHEREAS, the variance requested is not substantial in that if this were not a corner lot the placement of the pool would meet the required side yard setback, and

WHEREAS, the granting of the variance will not have an adverse impact on the physical or environmental conditions in the neighborhood and no neighbors expressed any concerns regarding the