

WHEREAS, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from HTWO Properties LLC for property located at address 2818 West Church Street, Town of Pine Plains, Dutchess County, Tax Map ID#6872-17-185241, to allow the expansion of an existing self storage facility with the front yard reduced to not less than 24 feet to Church Street and maximum impervious coverage increased to a maximum of 64% which includes a maximum 1024 sf expansion of the existing climate controlled building and the construction of up to a 864 sf non climate controlled building, and

WHEREAS, the Zoning Board of Appeals has reviewed the subject variance request #-2020 (check) submitted by Steve Hobson, and

WHEREAS, after review of the application including: review of the Town habitat map, a legally noticed public hearing held on January 26th, 2021 via Zoom, 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 existing lot is located in the Hamlet Main Street District which has a setback requirement for businesses of 25 feet however supplementary regulations (section 100-56 JJ (1))for Self Storage facilities require a 35 foot setback, and

WHEREAS, the Board finds that the proposed additions will not create an undesirable change to the character of the neighborhood in that the self storage facility already exists and maintaining the 35 foot front yard along West Church Street is not critical and may be detrimental to creating a hamlet feel with buildings closer to road to help slow traffic, and

WHEREAS, the entire proposal will still require a complete site plan review by the Town Planning Board which will deal with issues of parking, landscaping, aesthetics, traffic flow, pedestrian circulation and drainage as a minimum, and

WHEREAS, the variance requested is not substantial as several buildings along Church Street have setbacks in the 25' range and the increased runoff from impervious coverage has been mitigated with rainwater collection and onsite infiltration, and

WHEREAS, the owner has agreed to make available a public walking easement along the western boundary of the parcel from Nine Partners Drive to West Church Street to facilitate pedestrian movement as a means to improve the neighborhood and hence will not have an adverse impact on the physical or environmental conditions in the neighborhood, and

WHEREAS, no neighbors expressed concerns regarding the application, 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 a front yard setback of no less than 24' along West Church Street and a maximum lot coverage of not more than 64% not including any additional paved surface the Planning Board may approve with a maximum expansion of the climate controlled building of 1024 sf and maximum expansion of the non-climate controlled structures of 864 sf subject to the following conditions:

1) The project must receive site plan review and approval from the Town Planning Board.

2. A permanent pedestrian access is granted for public use (preferably along the western boundary) from Nine Partners Lane to West Church street.

On a motion by, _____ seconded by _____

Scott Chase voted

Margo Jackson voted

Marie Stewart voted

Michael O'Neill voted

Carl Baden voted

The resolution was thereupon duly adopted this 9th day of February, 2021.

Attested: Scott Chase, Chairman _____

Tricia Devine, Secretary _____