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SE ZBA Meeting Recap 12/18/06

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Hi All,

Fri Dec 22, 2006 11:32 am

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Last Monday night I attended my favorite SE Board meeting... well except for the 'shed 'n decks' that is . Yeah, the ZBA, the best Board in town. As an added bonus this meeting was mercifully short- home by 9:30 (so early that my husband figured someone must be breaking in).

"Lynne Eckardt"
<midfarm@bestweb.net>
[lynneckardt](#)

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Anyhow, I was there to hear all about the Pegasus variance application. They've recently been in front of the Planning Board as well. Pegasus would like to build an Equestrian Center on 20 acres rather than the 25 currently allowed by our code.

Pegasus is a nonprofit therapeutic horseback riding corporation. They do good work teaching disabled kids how to ride. And I heard recently from a former volunteer that it's an excellent program. That said, the variance requested seems slightly less than excellent.

As always the tripe, both above and below, is only my skewed take on life in Southeast. It reflects no organization to which I belong.

ZBA Meeting:

Pegasus Therapeutic Riding Inc, Peach Lake Road:

Theresa Ryan, Insite Engineering. Applicant John Arons (sp.? Sorry). This parcel is in a R160 zone on 19.998 acres. 25 acres are needed for an Equestrian Center. The applicant said that they had approached neighboring properties asking to buy an additional 5 acres. No one had been interested in selling.

Right now there is a barn, operating room, a one-story garage on the property. The present owner runs a veterinary practice. Pegasus would demolish the existing 11 stall barn (3 additional stalls are in another building) and build a 20 stall barn, indoor and outdoor riding rings. The applicant wants to have 30 horses. Ms. Ryan stated that the maximum would be to have 70- but Pegasus would agree to 30. It was pointed out later in the meeting that, in fact, 70 horses would only be allowed if the property is granted a variance. A wooded area in the corner of

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