

August 27, 2013

*UNAPPROVED*  
**PINE PLAINS ZONING BOARD OF APPEALS MINUTES**  
**TUESDAY, AUGUST 27, 2013**  
**7:30 PM**

**IN ATTENDANCE:** Scott Chase, Chairman  
Jane Waters  
Bruce Pecorella  
Margo Jackson  
Mike O'Neill

**ALSO PRESENT:** Drew Weaver

Chairman Chase called the meeting to order at 7:30 pm.

**JOHN BOYLES PUBLIC HEARING:** Chase stated that the notice of public hearing was published. John Boyles was present at the meeting. The public hearing was opened at 7:30 pm. This is for a proposed area variance for property located at 6 Hammertown Road. Chase asked if anyone had comments they would like to make on the record. Waters stated that after seeing the property she feels there is no place else that the building could go even if it were to be constructed now. Waters stated the building could not be anywhere else without putting it right on top of the house. Chase stated that there seems to be adequate distance from all the neighbors that currently exist. Chase stated that the Board is looking at an existing building that has been there for approximately eighteen years and there will be no change to the character of the neighborhood nor any change to the environment as no construction is going to occur. Chase asked for any other comments before the public hearing was closed. Waters made a motion to close the public hearing; second by Pecorella. All in favor. Motion carried. Chase stated he took the liberty of drafting a resolution and looks for Board members comments on it. Chase read the resolution to the Board. Short discussion followed. Chase noted that no neighbors expressed any concerns about the area variance. Motion by Waters to allow the preparation of a resolution granting the variance as described; second by O'Neill. All in favor. Motion carried.

**OTHER BUSINESS:** Motion by Pecorella to approve the July 23, 2013 minutes; second by O'Neill. Motion carried

August 27, 2013

Motion by Jackson to adjourn; second by Waters. All in favor.  
Motion carried.

Respectfully submitted by:

Nancy E. Proper  
Secretary

Scott Chase  
Chairman