

March 22, 2016

**PINE PLAINS ZONING BOARD OF APPEALS MINUTES
MARCH 22, 2016
7:30 PM**

IN ATTENDANCE: Scott Chase, Chairman
Margo Jackson
Carl Baden
Mike O'Neill
Amanda Zick, alternate (sitting for Stewart)

ALSO PRESENT: Drew Weaver, Codes Enforcement Officer

ABSENT: Marie Stewart

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

LEONARD & LILLIAN LIBERTA: Wesley Chase was present representing the applicant. This is for property located at 607-611 Lake Road. The applicant would like to lease a building on his property to house a proposed indoor recreational use. In order for the applicant to go to the Planning Board for site plan approval, they need a determination from the ZBA as to whether the recreational use has the same or a more restricted nature than the existing non-conforming use of handling of solid waste/construction debris. This request falls under Section 100-70 A.3 of the Zoning Law. The Board reviewed the section of the law and after discussion decided that the proposed use is more compatible with the uses in the HR district and is more in conformance with the Comprehensive Plan and determined that it meets the criteria in Section 100-70 A.3 as having a more restrictive nature than the present use. On a motion by Jackson; second by Baden the Board agreed to give Chairman Chase permission to prepare a resolution of approval. All in favor. Motion carried. The Board spent some time discussing and writing a resolution.

Motion by O'Neill to adjourn at 8:05 pm; second by Zick. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

Scott Chase
Chairman