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PINE PLAINS ZONING BOARD OF APPEALS MINUTES

TUESDAY, January 26, 2021

Via Zoom and Broadcast to YouTube

7:30 PM

IN ATTENDANCE: Scott Chase, Chairman, Carl Baden, Margo Jackson,
Michael O'Neill, Marie Stewart, Amanda Zick, Alternate

ABSENT:

ALSO PRESENT: Steve Hobson, Applicant
Drew Weaver, ZEO

Scott Chase opened the meeting at 7:30 with a quorum present.

Approval of December 2020 Meeting Minutes: Motion by Jackson to approve the December 2020 minutes, second by Stewart, all in favor, motion approved.

Steve Hobson Self Storage Expansion Public Hearing: Chase said that no members of the public have come to the public hearing. Chase asked Devine to confirm that the notice was sent to neighbors and publicized. Devine replied yes.

Chase said after researching this application he discovered an additional front yard setback. Chase said the zoning says the minimum front yard should be 35 feet. Chase said he also discovered that businesses in the hamlet are subject to site plan approval. Because of this the application would need to go before the planning board as well. Chase said the landscaping could be determined by the planning board. Hobson mentioned that the arbor vitae and retaining wall on his property are from his initial application that came before the planning board. Chase asked Weaver if he agrees that the zoning board would make the initial decision and then the application would also go before the planning board. Weaver replied that he does agree.

O'Neill asked Weaver what the zoning for the building to the road is and what is the variation the applicant is asking for. Weaver said the zoning district itself requires a 25-foot setback and that Hobson was going to comply with that, but that when Chase looked in the supplementary it states a 35-foot setback is required. O'Neill then

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asked about the sideline facing the veterinary hospital. Weaver replied 15 feet from the property line. Hobson replied that even if he has to bring the buildings back 15 feet further, he would still be interested in doing it.

Chase then went over the five criteria required for the zoning board to go over for an application. Chase said that the town board put a limit on the impervious coverage and that is what Hobson is up against. It is set at 50%, but Hobson is already at 56%, and wanted to go up to 62%. Chase said a benefit of having the building closer to the road is that it creates more of a hamlet feel and slows down traffic.

Chase then mentioned that the property abuts two roads, route 199 and Wicks Drive behind it. Chase said there are roughly 25 properties on Wicks Drive that have no access to the school or town without going out of their way. Chase said one way to benefit the town would be to have a walkway on the western side of his property for those neighbors. Hobson said that kids do walk through there, and he has not had any issues with it. Hobson also wanted to mention that all of his gutters flow into the drywells.

Chase then asked the rest of the board for their thoughts. Stewart said she went to the site and feels bringing the building up to where Hobson would like it doesn't affect getting in and out of the space and the ten extra feet would give Hobson what he needs. Stewart feels requiring the official walkway, etc. is missing the mark on what the applicant is actually asking for. Stewart understands it is over the square footage, but it is not by much and that is not affecting the drainage. Stewart said she completely agrees with the front building but does understand how some might have an issue with the side building, but again, it does not affect getting in and out of the space. Stewart feels Hobson is entitled to his requests. O'Neill agrees that Hobson should be granted the variance and that having a clearer walkway would only be a benefit.

O'Neill also mentioned that no one showed up the public hearing, so the neighbors do not have any issue with it.

Jackson agreed and said her only issue was with the setbacks and setting a precedent for businesses to not have those setbacks. Jackson said she is okay with it in this instance but feels it should be documented that not any business could do this. Jackson also said the current zoning is probably referring to a more industrial looking building, but that is not the case here, so it should be documented as well, as a reason to grant the variance. Jackson is also in favor of granting the variance.

Hobson then asked the board if they all saw the rendering his engineer had made. The board replied yes and that it looks beautiful.

Stewart then asked Hobson if he had mentioned at the last meeting about paving all the way to the main road. Hobson replied that he is

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considering doing that, but that he does not want to add physical parking spaces.

Chase then asked the board if there were any further comments or concerns; there were none. Chase then told Hobson that he appreciates how neat his space is and the pitched roof. Chase then gave some aesthetic suggestions he had.

Chase then asked Baden and Zick if they had any comments. Baden replied that most of what he was thinking about was already discussed. Like Chase, he isn't thrilled with the side building, but feels it is okay if it is screened from the road and has cameras in place for security. Zick agreed that most of her comments had also been covered. She feels that it is a different case because it isn't dealing with water and that bringing the building closer to the road actually enhances it. Zick also feels Hobson is providing a service for the town by meeting the demand for climate-controlled storage units.

Chase explained that the board could give the variance tonight for the impervious coverage and one for the supplementary regulation, but he would ask Weaver to double check the 35-foot requirement. Chase said he would draft a resolution and confer with the board. After which he would send Hobson on to the planning board. Chase asked Weaver if Hobson would receive all the approvals at once. Weaver feels the planning board would need some sort of resolution, to know that the variance had been granted. Chase said the formal approved resolution wouldn't be until the following month and then passed onto the planning board.

Chase said he was fine with the climate-controlled building but wasn't thrilled with the side building and would like to see it stay more to the rear of the property. Chase asked how the rest of the board feels about it. O'Neill asked if the side building was 35 feet back from the road. Hobson replied that the road radiuses a bit and looking at the lines that the engineer drew, he feels it is most likely 40 feet back. Hobson said it was laid out to match the climate-controlled building. Hobson said it could look better 6 to 8 feet further back but wasn't sure if that was cost effective. Stewart said looking at the plan it does not seem like the building could be moved back 6-8 feet.

Chase asked for a motion to go along with the side building. Motion by Chase to not allow the side building, second by no one. Motion by Stewart to approve both buildings, with a setback of 24 feet of the main building, second by O'Neill, majority in favor, motion carried.

Hobson asked if the zoning board would be requesting the walking path, or the planning board. Chase replied that the zoning board would suggest it to the planning board and the planning board would then implement it.

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Chase asked for a motion to close the public hearing, motion by O'Neill, second by Stewart, all in favor, motion carried.

O'Neill asked if there could be a special meeting so that Hobson would not have to wait long for the approval and having the planning board review the application. A special meeting was scheduled for February 9th at 7:30pm.

Other Business: No other business to go over.

Meeting adjourned at 8:23 pm.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman