

August 2, 2021

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, July 27, 2021

7:30 PM

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

ABSENT: Carl Baden

ALSO PRESENT: Tyson Klay, Applicant

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

Tyson Klay Area Variance for Shed: Chairman Chase explained the procedure to the applicant saying the zoning board would come out to his property to do a site inspection and then there would be a public hearing on the 4th Tuesday of August (August 24th).

Chase suggested Klay speak to his neighbors regarding the area variance.

The board and Klay then discussed his property borders.

Jackson asked Klay to stake out where the shed will be located for the site inspection.

Chase then had the board introduce themselves to the applicant.

Klay explained that if he adhered to the rear yard setback for an accessory structure the shed would be in the middle of his yard, as it is a very narrow rear property. The board and Klay discussed how other neighbors have sheds on the property line.

Chase said the zoning board review committee is looking to set the rear yard setback to allow for a ladder to go through, or for the fire department be able to go around, etc. Chase said that is his only issue.

Chase asked Weaver if he had any concerns. Weaver replied he do have any concerns. Weaver said the property is unique in that it is only 55 feet wide.

Jackson asked Klay the dimensions of the shed and he replied roughly 13'x20'.

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Stewart asked Klay about his initial conversation with his neighbors and he replied none had any issues.

Chase asked where Klay would like to put the shed. Klay replied 3 feet from this neighbor's property line and then the shed would have the minimum 15 feet on both sides. Chase asked him to stake the dimensions for the site inspection.

The board then discussed when to have the public hearing because the applicant will be working the night of the scheduled hearing. It was decided to keep it for the 24th and to hold it without the applicant present.

Chase asked if there were any other questions for the applicant. Jackson went over the five conditions of the zoning board that should be met with the applicant.

Chase asked Klay to have a rendering of the shed for the public hearing.

Chase said if there is any neighbor opposition then the board may need to take some more time to reach a decision.

Approval of February 2021 Special Meeting Minutes: Motion by Jackson to approve the February 2021 special meeting minutes, second by O'Neil, all in favor, motion approved.

Other Business: No other business to go over.

Motion to adjourn by O'Neil at 8:00 pm, second by Stewart, all in favor, meeting adjourned.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman