

September 27, 2023

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, September 26, 2023, 7:30 PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chairman, Carl Baden,
Michael O'Neill, Amanda Zick, Chris Wyant, Alternate

ABSENT: Marie Stewart

ALSO PRESENT: Luka Djunic (via Zoom) applicant, One Member of the
Public

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

Djunic Garage Public Hearing: Chase explained how the applicant's lot, at 2100 Rt 83, is between 200 and 215 ft wide with an existing house in the center. They would like to add a 30'x 30' garage. Because of the width of the lot, and where the house is located, a garage in line up with the house would not work since in that district the side yard requirement is 50'. The applicant would like to reduce it to 23'.

Chase then opened up the hearing for public comment. Charles Wessler, of 2115 Rt 83, said he is building a house there now and he is concerned that if he tries to sell some of his property in the future the garage is too close and may affect the sale. Wessler then asked Djunic if he was planning on having the garage be a guest house as well. Djunic replied no - it may be used as a play area, but will not have plumbing, etc.

Chase asked Wessler if he feels that being able to see the garage would make his property less desirable to sell in the future. Wessler replied it wouldn't be the 50' setback and the house is already close.

O'Neill asked Wessler how far his house is from that property line. Baden said his property is in the middle of his parcel and asked Wessler how many acres does he have. Wessler replied he has twenty acres and that it isn't an issue right now.

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Chase said in that area a parcel has to have five acres. Wessler said he planned out his house so that he could sell off five acres.

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

Zick said she respectfully understands Wessler's concern but the zoning board's role is to look at what is happening now and not what may happen in the future. O'Neill agrees it would be different if Wessler was looking out at his window at the garage.

Chase asked Wessler would he be okay with Djunic adding some evergreens so there wouldn't be a visual intrusion. Wessler agreed with this. The applicant also agreed to this.

Chase agrees on the location of the garage as it cannot go in the front and in the back would devalue the house as its view would be hindered.

Chase then went over the resolution with the board and added the evergreen stipulation (see attached).

Chase asked for a motion to accept the resolution, motion by Baden, second by O'Neill, all in favor, motion carried.

Approval of the August Meeting Minutes: Motion by Baden, second by O'Neill, to approve the August meeting minutes, all in favor, motion carried.

Motion to adjourn at 8:14 pm by Zick, second by O'Neill, all in favor, motion carried.

Respectfully submitted by:

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Tricia Devine
Secretary

Scott Chase
Chairman

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