

February 29, 2024

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, February 27, 2024, 7:30 PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chairman, Carl Baden, Marie Stewart,  
Amanda Zick

ABSENT: Michael O'Neill, Chris Wyant

ALSO PRESENT: Ed Casazza, Town ZEO, via Zoom  
Daniele Braham, Representative for Applicant, via  
Zoom

Scott Chase opened the meeting at 7:32 with a quorum present.

**Casazza Area Variance:** Chase said they are missing the part of the application where the Zoning Board of Appeals reviews the five requirements in order to grant an area variance. Casazza said he will be meeting with the former code enforcement officer who will help him with this part of the application.

Chase said he feels comfortable in proceeding with the application and setting a public hearing and site visit as long as the application is complete in time for the advertising and the public has a complete application to review. Chase went over the five requirements in the zoning for the applicant. The five requirements are state law and must be available for the public to review.

Zick said to be clear the applicant is asking for a front yard set back variance and asked what the limit is on the front yard, since it is currently not complying. Chase said, no it is not complying. Chase feels Briarcliff Lane should have been considered its own hamlet, since the minimum setback requirement for a front yard is 75 feet and none of the houses on that lane comply - they are all roughly 25 feet from the road. The applicant is basically asking for a 2-foot change to the setback. The board does not see a big issue.

February 29, 2024

Chase asked for a motion to provisionally set a public hearing for March 26<sup>th</sup> at 7:30PM at town hall. Motion by Baden, second by Stewart, all in favor. A site visit was set for March 26<sup>th</sup> at 6PM.

**Approval of the December Meeting Minutes:** Motion by Zick to approve the December meeting minutes, second by Baden, all in favor, motion carried.

Motion to adjourn at 7:41PM.

Respectfully submitted by:

Tricia Devine  
Secretary

Scott Chase  
Chairman