

June 4, 2024

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, May 28, 2024, 7:30 PM

In-person and Zoom

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

ABSENT: Michael O'Neill, Chris Wyant, Alternate, Amanda Zick

ALSO PRESENT: Wesley Chase, Applicant's Surveyor  
Keith and Jeanine Sisco, Applicants

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

**Sisco Area Variance:** Wesley Chase explained that the Siscos would like to do some estate planning. They have two parcels on Hoffman Road, one being roughly 8.7 acres with two houses on it, which are separated by the road. The house on the east side is their residence and the house across the street is a short-term rental. They would like to create a 5-acre lot to the south. The property on the east side of Hoffman Road is in the Hamlet-Main Street district, while the lot on the west side is in the Rural district, which requires a 5-acre lot. Because of this the Siscos are seeking an area variance for the smaller lot. Baden said the lots existed pre-zoning - the board agreed.

Wesley Chase said if you conform to the zoning, a natural subdivision is allowed, but since the one lot on the east side is only 1.73 acres it does not conform.

Scott Chase said they would follow the process and set a public hearing and site visit. A site visit was set for June 25<sup>th</sup> at 7PM and a public hearing was set for the same date at 7:30PM.

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

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The meeting adjourned at 7:48PM.

Respectfully submitted by:

Tricia Devine  
Secretary

Scott Chase  
Chairman