

July 24, 2024

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, July 23, 2024, 7:30 PM

In-person and Zoom

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

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

ALSO PRESENT: Lenora Champagne, Robert Lyons, Applicants

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

**Champagne/Lyons Area Variance:** Chase explained the applicants are looking to do an addition to their house at 549 Carpenter Hill Road. Chase said it is in the Bethel Hamlet district where the side yard requirement is 20 feet. The applicants would like to reduce that down to a minimum side yard setback of 10 feet from the cemetery (north side). The addition will be a maximum of 360 square feet. Stewart asked the applicants if they expected any issues from their neighbors regarding the addition - they did not.

Chase asked for a motion for a public hearing to be held on August 27<sup>th</sup> at 7:30PM, motion by Stewart, second by Baden, all in favor, motion carried. A site visit was set for August 27<sup>th</sup> at 7pm. Chase asked the applicants to stake out where the addition will be placed.

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

The meeting adjourned at 7:39PM.

Respectfully submitted by:

Tricia Devine  
Secretary

Scott Chase  
Chairman