

January 6, 2026

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, December 23rd, 2025, 7:30PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chair, Carl Baden, Michael O'Neill, Marie Stewart

ABSENT: Keary Hanan, Alternate, Amanda Zick

ALSO PRESENT: Richard Nannetti, Applicant, Sophia Osofsky, applicant, members of the public

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

Nannetti Garage Area Variance Public Hearing: Chase explained that this was the second hearing for the application since it was discovered that a variance was needed not only for the side yard setback, but for the size of the garage as well. Chase apologized for the oversight.

Chase opened the public hearing and asked Nannetti to explain what he is looking to build and to give a brief summary of his application. Nannetti said that he is looking to construct a 30x30 sq foot garage with a 12-foot open shed. The main use would be for storage. Nannetti said the garage would be in the exact spot where he currently has a temporary tarp covered carport.

Chase asked if there was anyone looking to speak on the application. Kevin Thiemann said he was appearing on behalf of Richard and Marion Bartolomeo, and Brian Gerber and John Reeser, neighbors of the applicant. Thiemann said it is a substantial size building being erected in the hamlet district and seems larger than anything else in the area. Thiemann feels it would affect the adjoining property and would affect the value of the property. Thiemann said the allowed square footage in the hamlet area in a side yard is 150 sq foot and this structure is 8 times that.

Richard Bartolomeo, son of the neighbor to the east of Nannetti, said he is concerned about the value of his parents' home declining due to the structure proposed.

Lisa Thiemman, wife of the Bartolomeo's representative, and daughter of the neighbors to the east, said she agrees with her brother, and feels this variance would create an undesirable change to the

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neighborhood. She also feels it would serve as a precedent for future variance requests.

Nannetti said if size were a main concern he would consider removing the carport to reduce the building to 30x30.

Stewart asked Lisa Thiemann why she feels it would affect the property value. Thiemann replied there are no other huge structures in the neighborhood. Thiemann said it would block the view of Stissing Mountain from their house.

Nannetti said when he moved into the home he removed a row of 30-foot pine trees from the side of the yard that is next to the Bartolomeos so they could not even see the house previously. Nannetti said he doesn't feel the garage would block the view of Stissing Mountain.

K. Thiemann said the size is a major concern.

O'Neill said if you wanted to place three sheds of 10x15 on your property nobody could say a word about it. O'Neill said if the garage was done in a neat way, he doesn't see the difference.

Baden asked if there was any way to get it to a more compliant size. Nannetti said 10x15 is a shed and would be too small for a trailer. Baden asked if he could get a bit closer to the compliant size.

Chase said the steel building with a flat roof doesn't match the character of the neighborhood. Chase suggested a roofline that would match the house's. Nannetti said the pitch of the garage would match the pitch of the roof of his garage attached to the house.

O'Neill agrees that the end of Birch Drive where the applicant's property is hasn't changed aesthetically. O'Neill doesn't feel that this garage would drastically change anything.

Chase asked for a motion to close the public hearing, motion by Stewart, second by Baden, all in favor, motion carried.

Chase suggested moving on to the next application and then come back to this one after.

Osofsky Area Variance: Osofsky said they have an existing deck that they would like to remove and add an addition in place of the deck, pending an ADU grant. Osofsky is seeking an area variance for the side yard setback to be 5 feet instead of the required 8 feet.

The board suggested the applicant have a survey done so that they know exactly where the property line is located.

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The applicant will come back to the ZBA with a clearer site plan.

A public hearing was set for January 27th at 7:30PM pending receipt of the clarifying plans.

Nannetti Garage Area Variance Public Hearing: The board reviewed the draft resolution that Chase prepared and further discussed the application. L. Thiemann asked about the zoning of the neighborhood. Chase explained that there was no zoning in Pine Plains until 2009. Prior to zoning a landowner could place deed restrictions when selling property. The town does not enforce deed restrictions.

Chase said, personally, as the proposed garage stands now, he does feel it would have an impact on the look of the neighborhood and would vote against it as is.

Baden said he would like to see the garage be smaller and see if once smaller if the side yard variance wouldn't be needed. Nannetti said the garage has to be at least 30 feet deep to fit the trailer, but he is more than willing to discuss the size of the garage, as he is not looking to make enemies of his neighbors. Nannetti said the building will not just be a steel building but will match the look of his house.

Stewart said she appreciates that Nannetti is trying to store his boat in a clean, nice building, and just not parking it on his lawn with a tarp over it.

Nannetti said this garage would look nicer than having two carports.

K. Thiemann said it would be worth examining if the size of the building could be reduced. Nannetti said he is more than willing to discuss the size.

K. Thiemann said he will go back and discuss with his clients the new information received tonight. Secretary Devine will email the site plan and Nannetti's contact information to K. Thiemann so he can share it with his clients. K. Thiemann said they had envisioned it in a different area up until the meeting. K. Thiemann said they can visualize it better now. Nannetti said he is willing to work with everyone.

Chase said to Nannetti to try and reduce the building and match the aesthetics of the house more.

The board will revisit the application next month.

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After the meeting it was determined that neither application presented required an area variance and would not need to return to the ZBA.

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

Motion to adjourn at 8:47PM.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman

DRAFT