

March 5, 2026

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Wednesday, March 4th, 2026, 7:30PM

(February Meeting)

In-person and Zoom

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

ABSENT: Carl Baden, Amanda Zick

ALSO PRESENT: Steve Hobson, Applicant, members of the public

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

HTWO Properties, LLC: Chase explained that Hobson bought the property next door to his storage facility to expand it. Chase said Hobson is currently in front of the planning board but needs an area variance due to lot coverage. Chase asked Hobson to give an overview of his project.

Hobson said the overages are roughly 20% over the allowable coverage. Hobson said 1100 sq ft of this overage is a retail building for a farm market. Hobson said part of the overage is due to his combining the lots. Hobson is adding three additional buildings, including one that will be climate controlled. Hobson said the buildings will resemble his buildings already there. Hobson then reviewed the rest of his site plan with the board.

Chase asked how many square feet the 20% overage is. Hobson wasn't sure but said the project is roughly 24,000 sf ft in total.

Chase asked if it would be paved. Hobson said the non-drivable areas would be in millings. Hobson said paving wouldn't be for a while, as it was not in the budget. Chase said the issues of coverage many times are due to impervious surfaces and run-off. Chase said pavement doesn't allow seepage, which is one reason for the restriction. Chase said also it is due to being in a residential area. Chase said it wasn't up to the ZBA to change the law regarding this.

Hobson asked about not combining the lots so that the coverage would be less. Chase said that is something to consider, but then there would be a side yard setback variance needed.

Hobson said essentially it comes down to the fact that he is turning customers away so the need is there.

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Stewart said she would be curious to see the overage if the first property Hobson owns is taken off and just the new property was shown. Chase said he would still need a side yard variance.

Chase asked if the town engineer or planning board spoke to him about run-off. Hobson said everything would be seeded down.

O'Neill asked if he eliminated the house and the retail store would he meet the requirements. Hobson said he believes so, because the store requires extra parking spaces.

Chase said there are different issues that need to be weighed for this project and what would benefit the town, i.e. taking away the retail space could possibly bring the project into compliance, but does that benefit the town?

Stewart said it sounds like the planning board would like the retail space if Hobson were to cut it.

Hobson said his engineer figured out that without combing the lots there's an overage of 22.1% and with the combination it was 24%.

Stewart asked if Hobson got the impression that the planning board would approve the project if granted the variance. Hobson said he did get that impression.

Chase said it is good all the run-off would be kept onsite and directed to drywells. Chase thinks this would be an asset to the community. In this case, he thinks the coverage would be okay, as it's not a large shopping center.

Stewart asked if that was the minimal amount of parking that was needed for the farm market that was shown. Hobson said he has 11 spaces for it but feels it is a lot. Hobson said he doesn't have a lot of traffic for the storage units so he may be able to remove a parking space or two and add more landscaping.

Chase suggested setting up the compressors in a way for the climate-controlled building that was aesthetic to the building. Hobson said he may try hanging them on the building.

After some discussion it was decided that the board would go ahead with the public hearing. A public hearing was set for March 24th at 7:30PM.

Approval of the December 2025 Meeting Minutes: Motion by Stewart to approve the December 2025 meeting minutes, second by O'Neill, all in favor, motion carried.

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Meeting adjourned at 8:06PM.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman

DRAFT