

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, March 24th, 2026, 7:30PM

In-person and Zoom

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

ABSENT: Amanda Zick

ALSO PRESENT: Steve Hobson, Applicant

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

HTWO Properties, LLC Public Hearing: Chase asked Hobson to review the revised site plan with the board. Hobson went over a few changes that were made, including doing away with an entrance, removing some trees, and adding some plantings. Hobson denoted a handicap parking space for the farm market, as well as other spots with drainage. All doors on the buildings will be facing east so no neighbors will not see the doors. Hobson is seeking a variance as he is over the 50% threshold for ground coverage. Chase reminded the board that ultimately the site plan issues are for the planning board and the ZBA is dealing with the coverage. Chase said the role of the ZBA is to get as close to the law as possible while weighing the community benefits. Chase said Hobson has given the town a pedestrian walkway through his property and he encouraged Hobson to show this on his site plan.

There was no public comment. Chase asked for a motion to close the public hearing, motion by Stewart, second by O'Neill, all in favor, motion carried.

Chase then reviewed the resolution with the board (see attached). Chase asked for a motion to accept the resolution as noted, motion by Stewart, second by O'Neill, all in favor, motion carried.

Approval of the February 2026 Meeting Minutes: Motion by Stewart to approve the February meeting minutes, second by O'Neill, all in favor, motion carried.

Meeting adjourned at 7:53PM.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman

Self-Storage Area Variance

WHEREAS, The Town of Pine Plains Zoning Board of Appeals is in receipt of an area variance application from HTWO Properties LLC for property located at address 2812, 2814-2816, and 2818 West Church Street, Town of Pine Plains, Dutchess County, Tax Map ID# 6872-13-173256, 6872-13-181251, and 6872-17-185241, to allow the expansion of an existing self-storage facility with the impervious lot coverage increased to a maximum of 73% which includes a proposed 19,200 sf expansion of the existing buildings, and

WHEREAS, the Zoning Board of Appeals has reviewed the subject variance request 1-2026 submitted by Steve Hobson of HTWO Properties LLC, and

WHEREAS, after review of the application including: review of the Town habitat map, a legally noticed public hearing held on March 24th, 2026, and

WHEREAS, the proposed action is a Type II action under SEQRA and by law is not considered to have significant impact on the environment and no further environmental review is required, and

WHEREAS, the existing lot is located in the Hamlet Main Street District which has a maximum coverage limit of 50 percent and the applicant is requesting a maximum coverage of 73 percent, and

WHEREAS, the Board finds that the proposed additions and increased coverage will not create an undesirable change to the character of the neighborhood in that the self-storage facility already exists, and

WHEREAS, the entire proposal will still require a complete site plan review by the Town Planning Board which will deal with issues of parking, landscaping, aesthetics, traffic flow, pedestrian circulation, drainage and stormwater infiltration as a minimum, and

WHEREAS, the variance requested is not substantial as the increased runoff from impervious coverage will be mitigated with rainwater collection and onsite infiltration, and

WHEREAS, the owner has agreed to continue to make available a public walking easement through the parcel from Nine Partners Drive to West Church Street to facilitate pedestrian movement as approved in the site plan review process as a means to improve the

neighborhood and hence will not have an adverse impact on the physical or environmental conditions in the neighborhood, and

WHEREAS, no neighbors expressed concerns regarding the application, and

NOW THEREFORE BE IT RESOLVED that based upon the preceding findings, the Zoning Board of Appeals of the Town of Pine Plains hereby grants the application for a variance to the requirements found in the Schedule of Bulk Regulations, Table B, a maximum lot coverage of not more than 73% not including any additional paved surface the Planning Board may approve subject to the following conditions:

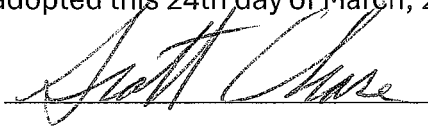
- 1) The project must receive site plan review and approval from the Town Planning Board.
2. The permanent pedestrian access as previously granted for public use from Nine Partners Lane to West Church street will continue to exist in a configuration approved by the Planning Board in the Site Plan review process.

On a motion by, Stewart, seconded by Baden

Scott Chase	Aye
Amanda Zick	Absent
Marie Stewart	Aye
Michael O'Neill	Aye
Carl Baden	Aye

The resolution was thereupon duly adopted this 24th day of March, 2026.

Attested: Scott Chase, Chairman



Tricia Devine, Secretary

