

PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, April 28th, 2026, 7:30PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chair, Carl Baden, Marie Stewart, Amanda Zick

ABSENT: Michael O'Neil

ALSO PRESENT: Steve Hobson, Applicant, David Caswell, Applicant, Dawn Santiago, Applicant, Members of the Public

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

HTWO Properties, LLC Public Hearing: Chase asked for a motion to open the public hearing, motion by Stewart, second by Baden, all in favor, motion carried. Chase mentioned that this was the second public hearing for this application as another area variance needed was missed by both the ZBA and the planning board. The climate-controlled building proposed is greater than the 6,000 sq feet allowed in the light-industrial area.

As there was no one from the public looking to speak, Chase asked for a motion to close the public hearing, motion by Zick, second by Baden, all in favor, motion carried.

Chase then reviewed the revised resolution with the board (see attached). Chase then asked for a motion to accept the resolution, motion by Baden, second by Zick, all in favor, motion carried.

Caswell Area Variance: Chase explained how conditions on Caswell's lot preclude him from meeting the 50-foot side yard setback for a proposed garage. Chase said the board understands how each lot can be unique. Chase asked for a better picture of the lot and where the garage will be placed. Chase also asked that the location of the garage be staked so that the board may come and view it. Caswell then reviewed with the board where he is looking to place the garage.

A public hearing was set for May 26th.

Weigh Station Area Variance: Santiago from KDA said they are in the midst of a technical review with the planning board. Santiago said Building A currently has a footprint of 6700 sq feet, which is already over the 6,000-foot threshold. Santiago said the building was deemed unstable for their plans so they will be knocking it down and rebuilding a structure of 8,989 sq feet. Santiago said they are

removing two buildings, which will put the square footage at less than the original buildings. Chase said he doesn't have any issues with the square footage being requested. Chase said there will need to be an environmental review - Santiago said that is part of their application with the planning board.

Chase said the public hearing can be held, but an approval will have to wait until the planning board, lead agency, finish their environmental review.

Baden said he was concerned about how the supplies will be brought to the building as he doesn't feel enough room was given to pull in and back up. Chase said the board could write a letter of concern to the planning board since they will be the main entity dealing with such concerns.

The board then discussed the required parking with Santiago.

A public hearing was set for May 26th.

Approval of the March 2026 Meeting Minutes: Motion by Stewart to approve the March meeting minutes, second by Baden, all in favor, minus Zick who abstained, motion carried.

Meeting adjourned at 7:58PM.

Respectfully submitted by:

Tricia Devine
Secretary

Scott Chase
Chairman

Application revised 1 - 2026 - Self Storage Area Variance – revised building size

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 square feet expansion of the existing buildings including a new building that will be a total of 9600 square feet exceeding the maximum by 3600 sf , 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 April 28th, 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 with a climate-controlled building exceeding the 6000 square foot limit by 3600 SF, 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 the climate-controlled building is of similar size other nearby facilities, 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, allowing a climate controlled building not to exceed 9600SF and 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:

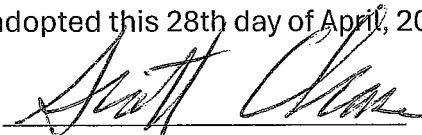
- 1) The project must receive site plan review and approval from the Town Planning Board.
2. The permanent pedestrian access as previously granted for public use from Nine Partners Lane to West Church Street will continue to exist in a configuration approved by the Planning Board in the Site Plan review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

On a motion by, Baden seconded by Zick

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

The resolution was thereupon duly adopted this 28th day of April, 2026.

Attested: Scott Chase, Chairman



Tricia Devine, Secretary

