PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, October 27th, 2026, 7:30PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chair, Carl Baden, Jay Osofsky, Alternate, Marie Stewart

ABSENT: Mike O'Neill, Amanda Zick

ALSO PRESENT: Murphy Birdsall, Town Board Liaison, Stephen Beck, Applicant, via Zoom, Members of the Public

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

Beck Area Variance Public Hearing: Chase asked the applicant to give a brief summary of his application. Beck said he would like to build a single wide, single car garage to the left of the house. Beck said there was a wooden structure there previously that has an entrance to the road. Beck said the structure is 14 ft wide and is 28 ft in length. Beck said this location on the property makes the most sense.

Chase opened the public hearing and asked if any members of the public were looking to speak. Anthony Colangelo of 59 Willow Vale Road said he was concerned with the garage being close to his property line. He was concerned about stormwater runoff entering the Shekomeko Creek. He is also concerned that the garage will obstruct sight distance, since that area of the road already has a dangerous curve. Colangelo asked if there was a site plan from an engineer that would show the drainage proposed. Chaase said this is not required for a one car garage.

Chase didn't feel the runoff would be an issue for a structure that size. Colangelo said he disagreed. Osofsky said the runoff is off of Colangelo's property. Colangelo said he meant he was concerned about it going into the creek across the street. Baden didn't feel it would reach the Shekomeko. Stewart asked Colangelo if there is currently an issue with runoff there and Colangelo said yes.

Colangelo said he is concerned with that corner and Baden said he agreed. Colangelo said the road has much more traffic now as drivers use it as a cut-through.

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

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Chase said he does not agree, or see the issue, with runoff from Coangelo's property going onto the Beck's, but he does agree with Baden about the garage potentially blocking sight distance on the road. Because of this Chase feels it would be a good idea to hold the application open until next month and have the board take a further look at the site. Baden said wherever a driveway is put on the property there will be an issue because it is entirely on the curve. Stewart said the bigger issue is the speeders and those using it a cut-through.

Chase asked Beck if postponing a decision until next month would be a hardship for him. Beck replied no, it would be fine.

Chase and the board will meet for a site visit on November 24th at 5pm.

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

Other Business:

The meeting adjourned at 7:50PM.

Respectfully submitted by:

Tricia Devine	Scott Chase
Secretary	Chairman

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