PINE PLAINS ZONING BOARD OF APPEALS MINUTES

Tuesday, September 22nd, 2026, 7:30PM

In-person and Zoom

IN ATTENDANCE: Scott Chase, Chair, Carl Baden, Michael O'Neil, Jay Osofsky, Alternate, Amanda Zick

ABSENT: Marie Stewart

ALSO PRESENT: Stephen Beck, Applicant

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

Beck Area Variance Application: 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 they would like to place the garage in the same place, but it will be closer to the road due to the previous structure being smaller. Beck said the majority of his property is across the street so that is the only logical place to put the garage, especially since the other side of the house has a well that was recently installed.

Chase said he has no objections to what Beck is proposing. Chase said it is in the rural district and 75 feet is required for the front yard, but as the house was constructed way before zoning, this is not possible and is why the ZBA exists. The structure will also need a side yard variance.

Osofsky asked the size of the structure being built. Chase replied that is 14x28. Osofsky asked if a variance would be needed for the square footage too. After some discussion, it was determined that the portion of the zoning code that Osofsky was referring to was for a shed type building and an additional area variance would not be needed.

Chase asked board members to do a site visit on their own time. Chase asked Beck to stake out where the garage would be.

Chase asked for a motion to accept the application, motion by O'Neill, second by Zick, all in favor, motion carried.

Chase asked for a motion to set a public hearing for October 27th at 7:30PM, motion by Zick, second by Baden, all in favor, motion carried.

Approval of the August 2026 Meeting Minutes: Motion by Chase to approve the August meeting minutes, second by O'Neill, all in favor, minus Baden and Zick who abstained, motion carried.

Other Business:

Chase asked for a motion to adjourn the meeting at 7:45PM, motion by Zick, second by Baden, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine	Scott Chase
Secretary	Chairman