

PITTSTOWN ZONING BOARD OF APPEALS
April 28, 2026

ATTENDANCE:

Chairman, Frederick Howard
Member Randy Hall - excused
Member Colton Hill
Member Doug Jensen
Member Dave Schmidt
Secretary, Colleen Thomas

The meeting was called to order at 7:00 PM by Chairman Fred Howard. Chairman Fred Howard stated what the policy was regarding public comment. Public comment is limited to public hearings. There are no public hearings tonight. There will be no public comments.

AGENDA

Chairman Fred Howard asked if the Board had any additions or corrections to tonight's agenda. The Board did not. Chairman Fred Howard made the motion to approve the agenda of April 28, 2026 with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

MINUTES

Chairman Fred Howard asked if the Board had any additions or corrections to the Zoning Board minutes of February 24, 2026. The Board did not. Chairman Fred Howard made the motion to approve the minutes of February 24, 2026 with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

OLD BUSINESS

There was no old business on the agenda tonight.

NEW BUSINESS

William and Mary Broderick - application for an area variance

Chairman Fred Howard read the following description of the project. William and Mary Broderick are applying for an area variance to construct a 20' x 30' one car metal garage on the western side of their existing house located at 1132 Reservoir Road, TPID# 42-4-2. The side yard width is inadequate to allow for construction of the garage with the required 25' setback required by the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019. The existing side yard is 43' wide, per foundation survey, with the proposed garage sited 10' west of the house. The resulting west property line offset will be approximately 13 feet. William Broderick presented his project to the Board. Applicant stated that he is proposing to construct a 20' x 30' building. Grading will be done. It will be 3 or 4ft leveled down and 10 ft height. Their propane tank will still be accessible. Chairman Fred Howard stated that there will be no special conditions on this project. The applicant will meet with the Town's building inspector on the Code requirements needed for the construction.

William and Mary Broderick (continued)

Member Doug Jensen moved that the Board finds the application to be substantially complete and calls for scheduling a Public Hearing on this matter for May 19, 2026 at 7:00 PM with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board. Chairman Fred Howard informed the applicant that he would be responsible for the payment of the Public Hearing notice. He suggested the applicant bring a check to the next Zoning Board meeting to cover the cost.

Steven Rein and Nicole Hanes application for an area variance

Chairman Fred Howard read the following description of the project. Steven Rein and Nicole Hanes application for an area variance to extend the existing sun room on the eastern side of their house located at 644 Johnsonville Road, TPID#44.-1-2. The side yard width is inadequate to allow for construction of this extension to comply with the 25' setback required by the Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019. The existing sun room is approximately 16.1 feet from the property line and the northeastern corner of the proposed 14' wide by 8'4" long extension will be approximately 14.7 feet from the eastern property line. The applicants presented their project to the Board. They submitted two letters from abutting property owners supporting their project. They would like to connect their sunroom to their kitchen. It is close to their property line. Their neighbors have no objections. Chairman Fred Howard stated that there would be no special conditions on this project. They would just need to work with the Town's building inspector on the Code requirements needed for the construction. Chairman Fred Howard asked if the Board had any questions. They did not. Chairman Fred Howard moved that the Board finds the application to be substantially complete and called for scheduling a Public Hearing on this matter for May 19, 2026 at 7:00 PM with Member Doug Jensen seconding. A vote was taken. The motion was carried unanimously by the Board. Chairman Fred Howard informed the applicants that they would be responsible for the cost of the Public Hearing notice. Suggested they bring a check to the next meeting to cover the cost.

PROJECT ON HOLD

Chairman Fred Howard stated no further communication or documentation has been received on the Halse Boondocks Motocross Track application. This incomplete application requires conditions documented in the January 27, 2026 meeting minutes to be fulfilled before it will be included on a ZBA agenda.

COMMUNICATION RECEIVED BY THE BOARD

Chairman Fred Howard stated that he received numerous calls relating to matters possibly requiring ZBA attention and action.

A few motocross projects are coming in next month. Electric scooters may be involved.

Hudson Taconic Lands is looking to develop a 100-acre property on the south side of Otter Creek Road into a community forest. This will require a Special Use Permit. They are looking at making a public park, and the farm fields will continue to be worked by a local

DRAFT MINUTES

farmer. Chairman Fred Howard stated that due to him being an abutting property owner he will recuse himself from this project. Appoint someone to take the lead. Chairman Fred Howard stated that he can't be involved in any decisions on the project. He also stated that the Board should involve Wayne Boonesteel, Engineer, to be involved on the project to assist the Board with conditions of approval.

NEXT MEETING

The next regular meeting will be held Tuesday, May 19, 2026 at 7:00 PM at the Town Hall. The meeting will be held on the third Tuesday to avoid conflict with the annual Assessment Board of Review meeting held on the fourth Tuesday.

ADJOURNMENT

Member Dave Schmidt made the motion to adjourn with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Respectfully Submitted By:

CS/CT

Colleen Thomas, Zoning Board Secretary

5-19-26

Date: