

**PITTSTOWN ZONING BOARD OF APPEALS
JANUARY 27, 2026**

ATTENDANCE:

Chairman, Frederick Howard
Member Randy Hall - excused absence
Member Colton Hill
Member Doug Jensen
Member Dave Schmidt

Chairman Fred Howard called the meeting to order at 7:00 PM. He stated that the Zoning Board approved new rules on the public comment policy. Public comment is limited to the public hearing, and any continuation thereof, that is held for each item that requires board decision. To comment, the person commenting must sign in with a valid physical address prior to speaking, oral comments are limited to 3 minutes, but written comments may also be provided at that time. Applicants or their representative must be present to answer any questions that the Board or the public have.

Chairman Fred Howard also informed the Board and the public that the Draft Zoning Board minutes will now be posted on the Town's website. Once the minutes are approved at the next meeting the approved copy will be posted.

AGENDA

Chairman Fred Howard asked the Board if they had any additions or corrections to tonight's agenda. The Board responded they did not. Member Colton Hill made the motion to approve the January 27, 2026 Zoning Board agenda with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

MINUTES

Chairman Fred Howard asked the Board if they had any additions or corrections to the Zoning Board Minutes of November 25, 2025. The Board responded they did not. Chairman Fred Howard made the motion to approve the November 25, 2025 Zoning Board of Appeals meeting minutes with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

NEW BUSINESS

There was no new business.

OLD BUSINESS

Hannah Bornt

Application for Special Use Permit by Hannah Bornt to be allowed to establish a dog daycare and future boarding facility at 2306 State Highway 7, TPID#63.3-3-1, in the vicinity of the Hamlet of Raymertown. The facility will be located on a 20.3 acre parcel in the

Residential/Agricultural zone. Establishment of this usage requires a Special Use Permit and is subject to the applicable requirements found in Town of Pittstown ZONING SCHEDULE AND LAND USE REGULATION adopted March 11, 2019.

Hannah Bornt presented her project to the Board and the public. Hannah stated that DOT called her back. They would like to review the sight distance and likely would need to put a sign for the curve ahead. They said they would likely not need to do a full traffic study due to it being 45 mph and having less than 100 cars a day per Hannah's plan. She requested them to send her an email to document their comments formally but she has not received that as of yet. Member Colton Hill asked Chairman Fred Howard if he would like him to follow up with DOT. Chairman Fred Howard stated that the Board needs to have their findings in writing. Chairman Fred Howard asked Hannah if there were any changes to this project from last month. Hannah responded that there were not any changes. Chairman Fred Howard asked if Hannah understood that she would need a building permit, water and sewage plans from an engineer, and all the conditions of the approval. Hannah responded yes she did.

Chairman Fred Howard made the motion that this project has been determined a Type II SEQRA 617.5(c)(18) "reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;" with Member Colton Hill seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Chairman Fred Howard made the motion that the Site Plan submitted is adequate to allow approval and future enforcement under Part VII of the Land Use Plan with Member Doug Jensen seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Chairman Fred Howard questioned the board if the application is complete and move to schedule the required Public Hearing for the February 24, 2026 meeting. The Board responded they did. Member Doug Jensen made the motion that the Board finds the application to be substantially complete and calls for scheduling a Public Hearing on this matter for February 24, 2026 at 7:00 PM with Member Colton Hill seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Halse Boondocks Motocross Track Application

Chairman Fred Howard read the following information on the Halse Boondocks Motocross Track application that he had provided on tonight's agenda.

There has been no contact by the Applicant or his designated representative since the November 25, 2025, ZBA Meeting.

Outstanding Items:

- Required additional deposit for the AZAR escrow account.
- An updated application package, reflecting current conditions on the site, along with supporting FEAF documentation. Clarification as to what part(s), if any, of the various application versions prepared by two different engineering firms, that the applicant considers still active. This is needed so that the Board and AZAR can determine exactly what the application that is before the ZBA consists of.
- On site review of the updated application with the applicant's engineer and AZAR's representative(s). At the November 25, 2025, meeting applicant's designated representative said he would be speaking with his client and advising if this was agreeable.
- AZAR is expected to need at least 45 days to evaluate, comment on, and coordinate needed changes to elements of the updated application package.
- Once AZAR is satisfied that a coherent, complete application package has been submitted and is ready, the applicant will be notified to provide the required copies to the ZBA and it will be placed on the next regularly scheduled meeting agenda for the identification of involved and interested agencies and SEQRA lead agency notification of the ZBA's intention to seek lead agency status.
- The project will be listed as incomplete/inactive until the AZAR approved application package is referred to the Board.

Member Colton Hill made the motion that the Board approves this Boondocks Motocross Track Application sequence and status with Member Dave Schmidt seconding the motion. A vote was taken. The motion was carried unanimously by the Board.

Chairman Fred Howard stated that he has no idea what is going on with this project. Until AZAR states the application is complete the Zoning Board will not be doing anything on this project.

COMMUNICATION RECEIVED BY THE BOARD

Construction on the Johnsonville Solar farm has been completed and a Certificate of Compliance has been or will be issued by the Town Code Official.

Communication from Kim Mero asking that the Town act on her inability to access her property while site construction is taking place on the Hansen Mobile Home park on NY 67.

NEXT MEETING

The next regular meeting will be held Tuesday, February 24, 2026 at 7:00 PM at the Town Hall.

MOTION TO ADJOURN

Member Colton Hill 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:

/S/ Colleen Thomas
Colleen Thomas
Zoning Board Secretary

2/24/2026
Date