

November 20, 2024

**PINE PLAINS PLANNING BOARD MEETING MINUTES**  
**Wednesday, November 13, 2024**  
**7:30 PM**  
**In Person and Zoom**

**IN PERSON ATTENDANCE:** Michael Stabile, Chairman  
Kate Osofsky, Co-Chair  
Al Blackburn  
Scott Cavey  
Ethan DiMaria  
Steve Patterson

**ABSENT:** Dick Hermans

**ALSO PRESENT:** Warren Replansky, Town Attorney, in person  
Jeanine Sisco, Town Board, in person  
Brent Buck, applicant, via Zoom  
Naomi Steinhagen, applicant, via Zoom  
Member of the Public, in person

Chairman Stabile opened the meeting at 7:30PM with a quorum present.

**3007 Church Street Site Plan:** Stabile said the board was continuing to review the site plan for the café and bookstore. The architects pulled up the plans to discuss the changes made since the previous meeting.

Steinhagen pointed out the two existing entrances and curb cuts on the plans and said they are not proposing to change those. Steinhagen said they were under the impression that since they are not changing anything, they do not have to have anything approved by the DOT.

Steinhagen said they are working with Doug Weaver on septic design and he will be submitting his plan to the department of health shortly.

Steinhagen said the site plan has updated landscaping and back of house area. Steinhagen then continued through the plans with the board.

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Steinhagen said the trash and mechanical equipment would be fenced in in the rear. It would be a stained slotted wood fence.

Osofsky asked since the dumpsters were now in the back would supplies still be brought in through the back. Steinhagen said yes, but the 3' foot gate would be used instead. Stabile asked how tall the dumpsters would be and Steinhagen replied they are 3 cubic yard dumpsters, roughly 4 feet. Stabile asked how close the mechanicals are to the property line. Steinhagen said they are 5 feet away. Buck then explained further about the compressors that will be used. Buck thinks the way they are now should make them quieter than an alternative. Stabile said he would check with the town's ZEO regarding these setbacks.

Steinhagen went over the lighting proposed. Stabile asked if the floodlights would only be on during operations. Buck replied the floodlights would not be motion activated and be just "for use". Stabile asked about color temperature. Buck said they are imagining either 2700 or 1000.

Steinhagen then went over the front porch proposed. Steinhagen said the existing stairs would be kept and a wood construction porch would be added on both sides with a wood lattice and a minimal handrail. Buck said there would be based plantings in front of the porch. Stabile asked about the railings. Buck said they would be simple steel.

Buck said the name would be "Sky and Celery" which is a literary reference. Steinhagen said the sign would be minimal and look as if it is floating off the building.

Steinhagen said the clients are contemplating painting the building a different color and wanted the board's input. DiMaria read from the code where it states if a historical building is proposed to be converted to a restaurant exterior alteration shall be made in the manner that preserves the historical character of the building. DiMaria then went over other aspects of the code and historical character of buildings. Patterson said he didn't feel this would let the planning board dictate the color. Osofsky agreed and said just because it was white there were other historical houses in town that were yellow, and blue, etc. DiMaria said the building has always been white. Replansky wasn't sure how things are defined as historic under the code since the building isn't registered as a historic designation. Buck said they aren't pushing for any one color and they are trying to honor the history of the place.

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Buck said if community and board do not feel it is appropriate they will not be pushing back about it. Stabile didn't feel the planning board could dictate the color. Buck said paint color would be something easy to change back in the future.

DiMaria said he was concerned about the deck on the front and the historical picture with the porch is not to the extent that they are proposing. DiMaria said the steel railings are not historical. Stabile said wood railings would most likely stand out more than steel. Buck said the argument for the porch is for the use of the café and to be able to sit outside with a sandwich and cup of coffee. Stabile said a ramp would need to be installed anyway. Buck said the ramp and decking are needed anyway and they are not altering the historical building itself and he hopes it honors the building as a gathering place. Cavey said he likes the porch and it will balance the ramp.

Stabile asked if the sign on the lawn would be going away. Buck said there is no intention to have a sign at street level.

Stabile asked if the front lot will be the ADA space. Steinhagen said they plan to maintain the four spots with one being ADA compliant. Stabile didn't feel there was enough space for four spots and an ADA spot. Buck said they can further study the turning circumference of cars. Buck said there aren't a lot of other options for parking. Stabile suggested making them all ADA spaces and other customers could park on the street. Stabile said they will need to go to the town highway superintendent for the side entrance where deliveries will be since it is a change in the intensity of use.

Stabile asked where the septic would be. Buck said they had to change the location due to a culvert on Pine Street found on a survey. Therefore it will be seepage pits, instead of a leach field, over by the generator. Stabile said the sooner the better they can get to the DOH.

Stabile said the town engineer would like to see a foot candle map for all the exterior lighting. DiMaria asked that the color temperature be added to the site plan.

DiMaria also asked for a fencing cutsheet. Buck said they will try to provide a visual reference.

Stabile asked if the owners will be coming to a meeting. Buck replied they were going to come to this meeting but they discouraged them but they would love to in the future.

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Stabile asked if they are confident that they will be able to make the inside of the building compliant with the BOH. Buck said yes, they have a kitchen designer who is helping them with this. Stabile asked about grease traps. Buck said most of the appliances will be electric so there are different requirements.

Stabile asked for a motion to schedule a public hearing for December 11<sup>th</sup> at 7:30PM, motion by DiMaria, second by Patterson, all in favor, motion carried. Stabile asked that the owners attend the public hearing. Buck agreed that their clients and themselves should attend.

**Approval of the October Meeting Minutes:** Motion by Osofsky to accept the October meeting minutes, second by Patterson, all in favor, motion carried.

**Other Business:** Stabile said he and Patterson need to decide if they will be continuing their term on the board. Stabile said the board is still looking for two alternates. Stabile reminded the board to get their education credits in.

Stabile then asked for a motion for the board to go into an executive session at 8:27PM to discuss matters of litigation and a Stissing Farms update. Town Board member Sisco will also be joining the executive session. Motion by Patterson, second by DiMaria, all in favor, motion carried. No decisions were made while in the executive session and the meeting adjourned after the executive session.

Respectfully submitted by:

Tricia Devine

Michael Stabile