

December 12, 2024

**PINE PLAINS PLANNING BOARD MEETING MINUTES**

**Wednesday, December 11, 2024**

**7:30 PM**

**In Person and Zoom**

**IN PERSON ATTENDANCE:** Michael Stabile, Chairman  
Kate Osofsky, Co-Chair  
Scott Cavey  
Dick Hermans  
Steve Patterson

**ABSENT:** Al Blackburn  
Ethan DiMaria

**ALSO PRESENT:** George Schmitt, Town Engineer  
Jeanine Sisco, Town Board, in person  
Kevin Walsh, Town Board Liaison, in person  
Brent Buck, applicant, in person  
Naomi Steinhagen, applicant, in person  
Henri Lipton and Michelle Moses, applicants, in person  
Cynthia Daniel and Doug Lipton, via Zoom  
Members of the Public, in person

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

**3007 Church Street Site Plan Public Hearing:** Henri Lipton and Michelle Moses, the applicants, gave a brief summary about who they are and their project. They are looking to open a bookstore and café for everyone to be able to congregate in town.

The applicants' architects also gave a brief summary of the proposed project. Buck said they have decided to not have the sign on the building but will now have it where the current sign is. Buck said they were granted a use permit by Carl Baden, Highway Superintendent, for the drive aisle located behind the property. Buck said the septic has been filed with the county health dept 2-3 weeks ago. Buck said they also contacted the highway department about removing the culvert on the property but was told that would not be possible.

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Stabile asked the distance between the end of the ADA ramp and the stairs. Buck replied four feet but it can be increased. Buck said they now plan to keep the exterior of the building white.

Schmitt suggested the architect should coordinate with the engineer site plan regarding the septic.

The board then reviewed the updated site plan, including the cutsheets of the lighting plan, with the architects.

Hermans asked if the proposed porches would be lit. Buck replied they will be in a subtle, minor way. Hermans asked if the picnic area would be the same and Buck said there wouldn't be a specific light but there is one on the side of the building. Stabile asked how high the lights were on the building. Buck said they are near where it will say "café" and "books" so that they may be directed downward.

Hermans asked what the hours of operations would be. The applicants said they are waiting to get a better sense of what the community wants.

A member of the public asked if they plan on being a full-blown kitchen or more of a café type kitchen. Lipton replied that their food program will be pretty simple, sandwiches and soup, maybe egg dishes depending on their hours, and coffee, nothing made to order.

Another member of the public asked if Wi-Fi would be available and would idling be encouraged. Lipton replied that they would have to think about this but idling is definitely encouraged. Moses said their two priorities are that people will want to be there and that it is pleasant to be there.

A member of the public asked how many people the applicants plan on employing. Moses said they will definitely be working there and the number of employees will depend on how busy it is.

Stabile asked for a motion to close the public hearing, motion by Hermans, second by Osofsky, all in favor, motion carried.

The board will vote on a resolution next month.

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

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**Other Business:** Hermans said he noticed activity at the Carson Power site. Stabile said he, Schmitt, and Casazza walked the property and checked the flagging and that Carson Power will be beginning the cutting of trees. Hermans asked if any extensions would be filed and Stabile said an extension was filed to protect the appeal; a 60-day extension was granted.

Schmitt said he reached out to Cichetti for an update and had not heard anything.

Stabile asked Casazza if he had from Reverend Sarah regarding the daycare. Casazza said she was in obtaining a zoning permit for the fence she is installing but he does not think she has approval yet to open. Stabile asked Casazza that she send in a letter with an update.

Stabile said they are still waiting to hear from The Stissing House and Crown Energy. Casazza said Alchemy Pure is also supposed to give an update to the board.

Stabile reminded the board to get their education credits in.

Stabile reminded Patterson to send in his letter of intent to continue on the board.

Motion to adjourn at 8:12PM by Hermans, second by Patterson, all in favor, meeting adjourned.

Respectfully submitted by:

Tricia Devine

Michael Stabile