

January 14, 2025

**PINE PLAINS PLANNING BOARD MEETING MINUTES**  
**Wednesday, January 8, 2025**  
**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:** Ed Casazza, Town ZEO  
Warren Replansky, Town Attorney  
Kevin Walsh, Town Board Liaison, in person  
Naomi Steinhagen, applicant, via Zoom  
Nathan Rawlinson, applicant, in person  
Members of the Public, in person

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

**3007 Church Street Site Plan:** Stabile informed the applicant that the board could take a straw vote at the meeting tonight, but he apologized that they didn't realize the application would need to go to Dutchess County Planning for a 239M review and that the Short Form EAF Part One was not completed, after which the board could do their SEQR review.

Stabile asked Steinhagen if she had heard from the DOH - Steinhagen said yes they gave comments and those have already been incorporated into new plans.

Stabile asked if a kitchen would be on the premises. Stabile said the resolution says preprepared foods and asked will there be preparation on site. Steinhagen said there will be food prepared on site, but not when patrons are in the building. Replansky said the resolution can be changed but they will need approval from the DOH. Replansky suggested they confirm with the department of health that a food preparation license is not needed for food prepared on site but not made to order.

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Stabile asked if they had shown the kitchen plans to the DOH. Steinhagen said no, it was their impression that the DOH comes in after the kitchen is built and makes sure everything is up to code. Casazza said he believes the DOH just looks at the kitchen, but they may look at the plans. Osofsky thinks it would be in their best interest to have the DOH look at the plans if possible. Stabile suggested Steinhagen reach out to the DOH, as that will be a condition on the resolution.

Stabile asked for a nonbinding straw vote, the board all voted aye, minus DiMaria who voted no. Stabile asked DiMaria why he was a no. DiMaria still feels the building will not be historically accurate and said the code has three different areas where it says it needs to be. The project was tentatively approved with a 5-1 vote.

The resolution will be reviewed and voted on next month.

**The Stissing House Site Plan:** Nathan Rawlinson, general manager of The Stissing House, introduced himself and explained his application, adding lights to the parking lot. Stabile said he understands the lights are already up and Rawlinson said yes and apologized, not realizing he couldn't put them up. Rawlinson explained a patron fell and needed medical care so they expedited having lights installed.

Stabile asked for specs on the lights - Rawlinson explained a bit about them. Stabile asked for the color temperature. Rawlinson believes the lights are 6,000. Stabile asked if they could be adjusted and Rawlinson replied no, but he is fine with changing them if need be. Rawlinson said the brightness is adjustable. Rawlinson said they are solar powered so on a cloudy day they aren't very bright. Rawlinson said they are roughly 12 feet off the ground.

Stabile asked Casazza if there were any other issues the town has with The Stissing House. Casazza said the wood on the front porch is an issue. Town code said the wood isn't allowed on the front porch or in front of the building. Rawlinson said they had thought about doing a woodshed but then changed their mind. Casazza said the other issue is the dumpsters. Rawlinson agreed and said he would like to build an enclosure. Stabile said the code does say that they need to be in an enclosure or screened. Rawlinson asked that that area of the code be sent to him so that he may send that information to the owners of the building.

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Rawlinson said they want to make sure they are doing things the right way.

DiMaria said if he complies with the zoning then he could probably put up more lights.

Rawlinson said they are planning on grading the parking lot around the end of February, beginning of March.

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

**Other Business:**

Motion to go into an attorney/client session at 8:04PM by DiMaria, second by Patterson, all in favor, meeting adjourned.

No decisions were made in the attorney/client session.

Respectfully submitted by:

Tricia Devine

Michael Stabile