

March 13, 2025

PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, March 12th, 2025
7:30 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Al Blackburn
Scott Cavey
Ethan DiMaria
Dick Hermans

ABSENT: Kate Osofsky, Co-Chair
Steve Patterson

ALSO PRESENT: Ed Casazza, Town ZEO
Warren Replansky, Town Attorney
Kevin Walsh, Town Board Liaison, in person
George Schmidt, Town Engineer
Jack Peele, applicant, via Zoom
Jamie Hammel, The Hudson Co., in person
Brent Buck and Issac Pollan, Architects for The Hudson Co., in person
Caren LoBrutto, Engineer for The Hudson Co., in person
Daniel Leary, Counsel for The Hudson Co., in person
Doug Larson, Architect for The Stissing Center, via Zoom
Marie Stewart, The Stissing Center, in person
Patrick Trettenero, The Stissing Center, via Zoom
Members of the Public, in person

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

Alchemy Pure Resolution: Stabile said Alchemy Pure now has a permanent license from the state so they needed to return to the Planning Board for their approval. Stabile then reviewed the resolution (see attached).

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Stabile asked for a motion to accept the resolution, motion by Hermans, second by Blackburn, all in favor, motion carried. Stabile did a roll call vote: Blackburn aye, Cavey aye, Hermans aye, DiMaria abstained, Stabile aye, the resolution passed with a 4-0 vote.

Stabile reminded the applicant to submit their renewed license every year to the town ZEO.

The Hudson Company: The Hudson Company presented to the board their initial application for a site plan, special use permit, and lot line adjustment. Jamie Hammel of The Hudson Co., and Issac Pollan of Brent Buck Architects gave a brief presentation of the project. The project will have an office/showroom space, mill/warehouse, and an open-air storage building.

Pollan showed the lighting plan put together by LaBella Associates, PC. Lights will be pointed down and dark sky compliant. LoBrutto said the lights will be 3,000 or less Kelvin. LoBrutto said they can be lowered as well. Stabile said they were trying to be at 2,800K ideally.

Stabile asked about the "visitor access" shown at the top of a drawing. Pollan said there is a pedestrian bridge that would give access to the back of the showroom, but there is not planned parking there. Stabile asked what they would be doing in the current shed area of this parcel. LoBrutto said there is no immediate plan but the smaller sheds would be demolished and the larger building will be maintained as admin storage. Hammel said they are requiring that parcel for more green space.

Stabile asked if there was a rock wall. LoBrutto said the rock walls that are at the space now have been manipulated in the last few years and are proposed be taken down because they are in the way of the utilities or construction. Stabile asked if they would be replaced. Buck said they are proposing far more rock walls then will be taken down. The walls will be placed in a different location.

Hermans asked about using the space as a gallery at times and that they are proposing 32 parking spaces, instead of the required 99, which is enough for employees, but would that be enough for events. LoBrutto replied that they haven't worked this out yet but that gallery events would be very limited. LoBrutto said they could use a shuttle or have limited capacity. Stabile asked Hammel what he is envisioning for the gallery. Hammel said it would be a curated room that potential clients

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can walk through on their way to the warehouse. Hammel said this would be the primary way it would be used. Hammel said it may also be used as an open house space. In this case he would ask to utilize Mountain View Events parking lot, and/or use a shuttle, as it would most likely only happen once or twice a year.

Stabile asked if there would be an easement on the access road with the extra lot they are buying next to Stewarts. LoBrutto replied yes, there will be a number of easements. Stabile said this area could also be used for parking for events. Hammel said he would be using some of it for lumber storage.

Hermans asked where the main septic is located. LoBrutto replied it is right off of Rt. 83. LoBrutto said due to the soil conditions the septic is a raised bed system which will be partially obscured by wildflower grasses.

Stabile said the property has 3-4 uses on it. LoBrutto replied that the principal use is the mill with the warehouse and showroom as an accessory to it, and the apartment within the showroom as an accessory to that. LoBrutto feels it is one principal use with multiple accessories. LoBrutto said they will need an area variance since they have multiple principal buildings, as well as one for the total gross square footage. Stabile asked Replansky if this is doable, Replansky replied yes.

Stabile asked to review the wetlands. LoBrutto pointed out where they were and said there were no direct wetland impacts. LoBrutto said they may need an area variance for a wetland buffer.

LoBrutto then reviewed the area variances that will be needed, principal buildings greater than the gross square area for principal use, a parking variance, wetland buffer, if needed, and a setback area variance. LoBrutto said they are also seeking county highway permits for the three access points, as currently there are two, and the location will be changed slightly. They will also need approval from Dutchess County Dept. of Health for the septic. LoBrutto then went over water access and said they spoke to Ray Jurkowski of The Water Dept. Stabile asked if water was used at all in the milling and Hammel replied no.

Stabile asked if parking is an area variance or a waiver from the planning board. Replansky asked what the required parking is

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and LoBrutto replied 99 and they would like 32. Replansky said it should go to the ZBA.

LoBrutto said for SEQR they believe they are an unlisted action. Replansky replied that he feels it is a Type 1 Action because they are disturbing 5.2 acres and in an Ag District. LoBrutto said they are not in an Ag District. Replansky then agreed it could be classified as an unlisted action.

LoBrutto said they are also seeking a lot line adjustment to absorb the 6.8 acres they are acquiring from Dale Mitchell.

Leary said if it is an unlisted action then a coordinated review is optional. Leary said if the planning board goes ahead with one then it would be timely to declare lead agency. It was decided that the planning board would declare themselves the lead agent. Stabile asked for a motion to declare the planning board lead agency on an unlisted action and to circulate to the involved agencies, motion by Hermans, second by Blackburn, all in favor, motion carried.

Leary asked if it was possible to do a lot line adjustment prior to the other items asked. Stabile said they could do a lot line adjustment with no guarantee of approval for the other items. Stabile said this could happen after SEQR.

The Stissing Center: Stabile said The Stissing Center is looking for an extension of the approval of their site plan. Trettenero said they are looking to extend their site plan by 6 mos. because the expiration is coming up and they are currently not working on the building. Stabile asked for the status of the work. Trettenero said the most recent phase completed is a new septic and some enabling work to get them ready for the next phase. The next phase includes a stabilization project, which they hope to start this spring. Afterwards they will start the extension in the back. Hermans asked the status of the room. Larson said the rubber roof was already completed and now they will be dealing with the slate as part of the second phase.

Stabile asked about the stairs on the left. Larson said there is a plan to put a porch on the side, and to install an attic for theatrical equipment. Trettenero said the porch is a low priority compared to everything else. Stabile asked what will be on the left side once the scaffolding comes down. Larson said there will be a gutter system in place to stop the rain from going down into that entrance. Stabile asked if the temporary roof then would not be going back up on that side.

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Trettenero and Larson replied correct, it would not be reinstalled.

Stabile asked if the garbage and HVAC equipment had been moved and Larson replied yes.

The board further discussed the scaffolding with Larson and Trettenero.

Stabile thought the site plan should be extended longer than 6 mos. The board decided to extend it for a year. Replansky said they should return to the planning board in 6 mos. with an update. Stabile asked for a verbal approval to extend the site plan approval by a year, to return in 6 mos., and a year, with updates, motion by Hermans, second by DiMaria, motion carried.

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

Other Business: Replansky said that the appeal for the Carson Power litigation has been withdrawn so the court case is officially finished.

Stabile asked for a motion to adjourn at 8:43PM, motion by Hermans, second by DiMaria, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION APPROVING APPLICATION OF ALCHEMY PURE LLC FOR RENEWAL OF SITE PLAN AND SPECIAL USE PERMIT FOR ITS CANNABIS PACKAGING (MANUFACTURING) FACILITY

WHEREAS, the Planning Board by Resolution dated July 26, 2023 approved the special use permit and site plan application of Alchemy Pure LLC for a portion of the premises located at 2775 Church Street (NYS Route 199), Pine Plains, New York, for a cannabis packaging (manufacturing) facility with conditions (a copy of said Resolution is annexed hereto); and

WHEREAS, the Resolution required the applicant to submit a further application to the Planning Board on or before May 5, 2024 for renewal of this site plan and special permit by demonstrating, among other things, the operation has been conducted in full compliance with the rules and regulations of the Office of Cannabis Management and all permitting of this facility by the Office of Cannabis Management (“OCM”) has been continued or renewed so as to permit the operation of this facility, either as an adult use conditional processor or other duly issued permit by the Office of Cannabis Management for the facility; and

WHEREAS, the applicant submitted an application to the Planning Board for renewal of the site plan and special permit on or about January 9, 2025; and

WHEREAS, the application was reviewed by the Planning Board at its February 12, 2025 and March 12, 2025 meetings; and

WHEREAS, the applicant has provided proof to the Planning Board that this facility has been operated in compliance with the rules and regulations of the permit conditions issued for this facility by the OCM, including the operating plan and site plan for this type of facility; and

WHEREAS, the applicant has demonstrated that there has been no on-site retail sales or distribution of cannabis products from the facility and all products from the on-site processing have been removed from the site and composted off-site in accordance with the rules and regulations of the OCM; and

WHEREAS, the applicant has demonstrated that it has continued to maintain an air scrubber system as represented to the Planning Board during the course of its public hearing; and

WHEREAS, the applicant has submitted further evidence to the Planning Board that the operation has been conducted in compliance with the rules and regulations of the Office of Cannabis Management and all permitting of this facility by the OCM has been continued or renewed so as to permit the operation of the facility as an adult use conditional processor or other duly issued permit by the OCM; and

WHEREAS, the Town’s Code Enforcement Officer has informed the Planning Board that the applicant has not violated any terms or conditions of this special permit or site plan approval.

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board hereby renews the special use permit and site plan approval for the Alchemy Pure LLC cannabis packaging facility; and be it further

RESOLVED, that applicant shall, in the future, provide proof to the Town's Code Enforcement Officer of the continued operation in accordance with applicable laws, rules and regulations as set forth in the original Resolution on a yearly basis rather than filing renewal applications with the Planning Board; and be it further

RESOLVED, in the event the applicant fails to abide by any of the terms or conditions of the original site plan approval and/or special permit approval, the Planning Board continues to reserve the right to take appropriate action to revoke the said site plan and/or special use permit as provided in the original Resolution.

The Planning Board members voted as follows:

Michael Stabile, Chairperson	Aye
Kate Osofsky, Deputy Chairperson	Absent
Al Blackburn	Aye
Scott Cavey	Aye
Ethan DiMaria	Abstained
Richard Hermans	Aye
Steve Patterson	Absent

The Resolution was carried by a 4-0 person vote of the Planning Board members on March 12, 2025.


**TRICIA DEVINE, PLANNING BOARD
CLERK, TOWN OF PINE PLAINS**

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION APPROVING THE SPECIAL USE PERMIT AND SITE PLAN APPLICATION OF ALCHEMY PURE LLC FOR A PORTION OF THE PREMISES LOCATED AT 2775 CHURCH STREET (NYS ROUTE 199), PINE PLAINS, NEW YORK FOR A CANNABIS PACKAGING (MANUFACTURING) FACILITY WITH CONDITIONS

WHEREAS, Ceen Properties LLC (hereinafter “Ceen”) is the owner of a 3.4 acre parcel of land located at 2775 Church Street (NYS Route 199) in the Town of Pine Plains, having tax parcel number 124200-6872-13-152371 (hereinafter “Ceen Properties”); and

WHEREAS, the subject property is improved by a framed barn structure consisting of 15,575 square feet; and

WHEREAS, Ceen received site plan and special use permit approval in January of 2023 changing the use of the premises from a farming operation to an equipment storage facility; and

WHEREAS, the said premises are located in the Town’s Light Industrial (LI) district in which manufacturing is a use permitted subject to special permit and site plan approval; and

WHEREAS, Alchemy Pure LLC has entered into a lease agreement with Ceen to utilize a portion of the said facility (9,000 square feet) for storage and processing of natural cannabis products, which will be distributed and sold off-site to New York State cannabis dispensaries; and

WHEREAS, Alchemy Pure is currently licensed by the Office of Cannabis Management of the State of New York as an Adult Use Conditional Cultivator pursuant to licenses issued to Chris Regan on May 5, 2022 expiring on May 5, 2024 and Jerry Teale issued on May 5, 2022, expiring on May 5, 2024 by the NYS Office of Cannabis Management; and

WHEREAS, Alchemy Pure proposes to handle the packaging, branding and distribution of that product on-site pursuant to those licenses in that portion of the building leased from Ceen; and

WHEREAS, the said proposed use of the premises has been determined by the Town’s Code Enforcement Officer to qualify as a “manufacturing use” pursuant to the provision of the Town’s Zoning Code; and

WHEREAS, §275-56(aa) of the Town Code provides in subsection (1) that the minimum lot area for a manufacturing use be five (5) acres and the manufacturing building shall be set back no less than 100 feet from any lot line and that the lot line shall contain no less that 100 feet of frontage on a county or state road; and

WHEREAS, the proposed site plan for the facility does not meet all the above-referenced requirements of §275-56(aa)(1) of the Code; and

WHEREAS, §275-55(G)(3) provides, in relevant part, that the Planning Board may waive any specific requirements set forth in §255-56 for approval in conjunction with the application for a special use permit; and

WHEREAS, the applicant has requested the Planning Board to waive the aforesaid requirements of §275-56(aa)(1) of the Code; and

WHEREAS, the applicant has represented to the Planning Board that it has complied, and will continue to comply with all rules and regulations concerning the licensing and operation of the facility including, but not limited to, the adherence to an operating plan and site plan required by the rules and regulations of the Office of Cannabis Management for such facilities; and

WHEREAS, the Planning Board has declared this action be an Unlisted Action under SEQRA and has reviewed a Full Environmental Assessment Form and the Part 2 thereof and has determined that this action does not have the potential for any significant environmental impacts and that a Draft Environmental Impact Statement need not be prepared; and

WHEREAS, the site plan and all documentation submitted in conjunction with this application has been reviewed by the Town's consulting engineer and has been found to be acceptable in form and content; and

WHEREAS, a public hearing was opened on this application on June 19, 2023 and closed on that same date and no comments in opposition to the application were received; and

WHEREAS, the application has been referred to the Dutchess County Department of Planning and Development in accordance with the requirements of §239-m of the General Municipal Law and Dutchess County Department of Planning and Development has determined that this is a matter of "local concern".

NOW, THEREFORE, be it

RESOLVED, that the Planning Board has determined that strict compliance with the requirements of §275-56(aa)(1) is not required in that the building is pre-existing and the operation of the facility on a site less than five (5) acres which does not meet the 100 foot setback requirements of the Zoning Code for this use is not required in the interest of public health, safety and/or general welfare and is not appropriate to the particular special use permit being sought in this case; and be it further

RESOLVED, that the Planning Board hereby grants site plan and special permit approval to the applicant in accordance with the site plan map prepared for Ceen Properties LLC dated October 15, 2022, last revised on May 1, 2023; and be it further

RESOLVED, that the operation of this facility shall be in strict compliance with the rules and regulations of the permit conditions issued for this facility by the Office of Cannabis Management, including, but not limited to, the operating plan and site plan for this type of facility; and be it further

RESOLVED, that there shall be no on-site retail sale or distribution of cannabis product from this facility and that all by-products from the on-site processing shall be removed from the site and composted off-site in accordance with the permits and regulations of the NYS Office of Cannabis Management; and be it further

RESOLVED, that the applicant will install, and continue to maintain, an air scrubber system as represented to the Planning Board during the course of the public hearing; and be it further

RESOLVED, that on or before May 5, 2024, the applicant shall submit a further application to the Planning Board for a renewal of this site plan and special permit by demonstrating, among other things, that the operation has been conducted in full compliance with the rules and regulations of the Office of Cannabis Management and all permitting of this facility by the Office of Cannabis Management as being continued or renewed so as to permit the operation of this facility either as an Adult Use Conditional Processor or other duly issued permit by the Office of Cannabis Management for this facility; and be it further

RESOLVED, that in the event the Planning Board receives notice from the Code Enforcement Officer for the Town of Pine Plains that the applicant has violated any terms or conditions of this special permit and/or site plan approval or in the event the applicant fails to submit a further application to the Planning Board for renewal of the site plan and special permit on or before May 5, 2024, the Planning Board reserves the right to revoke the special permit and site plan approval or modify the same as it deems appropriate; and be it further

RESOLVED, that the applicant shall pay all permit application fees and escrow charged prior to the effectiveness of this Resolution.

The Planning Board members voted as follows:

Michael Stabile, Chairperson	Aye
Vikki Soracco , Vice Chairperson	Aye
Al Blackburn	Aye
Scott Cavey, Alternate	Aye
Ethan DiMaria	Absent
Richard Hermans	Aye


Kate Osofsky

Aye

Steve Patterson

Aye

The Resolution was carried by a seven person vote of the Planning Board members on
July 26, 2023.



TRICIA DEVINE, PLANNING BOARD
CLERK, TOWN OF PINE PLAINS