

January 15, 2026

**PINE PLAINS PLANNING BOARD MEETING MINUTES**  
**Wednesday, January 14th, 2026**  
**7:30 PM**  
**In Person and Zoom**

**IN PERSON ATTENDANCE:** Michael Stabile, Chairman  
Kate Osofsky, Co-chair  
Ari Kardasis, Alternate  
Dick Hermans  
Steve Patterson

**ABSENT:** Scott Cavey  
Rory Chase  
Ethan DiMaria

**ALSO PRESENT:** Jeanine Sisco, Town Boad Member  
Steve Hobson, Applicant  
Members of the Public

Chairman Stabile opened the meeting at 7:30PM with a quorum. present. Stabile thanked Kardasis for coming back to the board again as an alternate. Stabile also said a new member has joined, Rory Chase, but he was unable to make the meeting.

**HTWO Properties, Inc. Preliminary Discussion (00:06:40-00:37:03):** Hobson, who owns Stissing Storage, said he is now proposing to remove the current house on the property due to it being beyond repair, etc. Hobson said he was looking to have a non-climate-controlled structure on the west side, in lieu of a fence, and then a larger structure with both climate and non-climate-controlled units. Hobson said he was also interested in putting in a farm stand that would have seasonable use. Hobson said he could rent space to local farms to use the stand. Hobson said he could use the utilities from the house for the stand.

The new buildings would have the same color scheme and roof pitch as the current buildings. Hobson said he would like to continue the current parking lot and wrap it around so you could drive through. Hobson said he currently has three entrances and would like to keep the western one open to create a flow. Hobson said the parking would be behind the farm stand.

Hobson said in lieu of screening, he was planning on putting one of the new buildings on the west side so that would be what the

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west side neighbors would see. Hobson said there is a line of trees on that line that he would not need to clear.

The board then reviewed the special use requirements for storage units on eCode.

Hobson has the farmstand set back at 25 feet, where code said it should be 35 feet. Hobson said he could put it further back but it would lose its visibility. Stabile said he would need to check with Replansky to see if this would be a waiver or a variance.

Hermans asked if the farmstand would have electricity and Hobson replied yes.

Stabile asked Hobson if he had already talked to anyone regarding renting the farmstand. Hobson replied no. The board then discussed other farmstands in the area.

Stabile feels the neighbor on the west side may like to see some sort of vegetative screening instead of looking at the back of the building.

Hobson again reiterated that it isn't feasible to keep the house on the property. Stabile said Hobson had his engineer look at adding some residential units, but the septic became an issue, as it would require using too much land. Hobson said he is turning away potential customers every day, so there is a need for more storage units in the town.

Kardasis said he thinks further from the road for the units is nice since storage units aren't the most attractive. Hermans agreed and said Hobson could add some screening. Hobson agreed and said he could add screening to each side of the farmstand.

Hobson said he will be using the electricity from the workshop he took down for the climate-controlled units. The outside of these would be cold units.

Hobson said he does not have a need to have an office on property.

Hobson also plans on having a vehicle storage unit, as he gets a lot of requests for that.

Stabile asked that he make the buildings look like a business. Hobson agreed and said the buildings would match the aesthetics

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of those already there. Stabile asked that he conform the lights to the correct color temperature.

Stabile feels this project should be fine but needs to discuss the two uses with Replansky. Osofsky said the board definitely wants to encourage businesses in town.

Stabile said a drainage plan would also be needed.

Stabile told Hobson he could submit a formal application.

Kardasis said it would be nice to have an idea of who would be going into the farmstand. Stabile agreed and said he should try to make this part of the application.

The board then discussed with Casazza what would be needed for the farmstand, would it be a peddler's license or a zoning permit. Casazza said there are two permits within the town for the same thing. Stabile said that is something that needs to be figured out with the town board.

Hobson asked if he would be required to build all the buildings at once or can he phase it out. Stabile said the board could answer that better when the town engineer was present.

Hobson will submit his application and come before the board at the February meeting.

**Approval of the December Minutes:** Stabile asked for a motion to accept the December meeting minutes, motion by Kardasis, second by Patterson, all in favor, motion carried.

**Other Business:** Stabile said CEEN Properties will need to come back to the board regarding the storage of their trucks on the property.

Stabile asked for a motion to adjourn at 8:09PM, motion by Hermans, second by Patterson, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile