

December 19, 2025

PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, December 17th, 2025
7:30 PM
In Person and Zoom

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

ABSENT: Ethan DiMaria
Robert Strong, Alternate

ALSO PRESENT: Warren Replansky, town attorney
George Schmitt, Town Engineer
Jeanine Sisco, Town Board Member
Caren LoBrutto, LaBella Associates
Kristina Dousharm, KDA
Zak Hall, KDA
Members of the Public

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

Chase-Valentine Site Resolution (00:04:24-00:8:20): Stabile went over the resolution with the board (see attached). Stabile asked for a motion to accept the resolution, motion by Blackburn, second by Hermans, roll call vote: Osofsky aye, Kardasis aye, Patterson aye, Cavey aye, Blackburn aye, Hermans aye, Stabile aye, all in favor, motion carried.

The Upstate Pines Resolution (00:08:34-00:22:15): Stabile said that board member Osofsky will be recusing herself from the application. Replansky said that he spoke with the county planner and a second 239M review was not needed. Stabile doublechecked with the applicant that the handicap parking was shown on the site plan. The applicants replied that it was. Hermans would like a crosswalk to be considered in that area at some point in the future if sidewalks are installed. Stabile said it was in the hands of the state.

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Stabile then reviewed the resolution with the board. Stabile asked for a motion to accept the resolution, motion by Cavey, second by Patterson, roll call vote: Kardasis aye, Patterson aye, Cavey aye, Blackburn aye, Hermans aye, Stabile aye, all in favor, motion carried.

The applicants then reviewed what else was needed for their application, such as the cannabis license, copies of the highway department permit, and then the site plan to be signed. Stabile mentioned that all the items on the site plan needed to be adhered to.

The Hudson Company (00:22:39-00:37:39): Stabile reviewed the resolution with the board. Stabile asked for a motion to accept the resolution, motion by Hermans, second by Hermans, roll call vote: Osofsky, aye, Kardasis aye, Patterson aye, Cavey aye, Blackburn aye, Hermans aye, Stabile aye, all in favor, motion carried.

Replansky and the board discussed the recusal procedure. A board member, who recuses themselves, should remove themselves from the discussion, so as to not influence anyone.

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

Other Business: Stabile went over the board's education for the year and reviewed who is missing their credits.

Stabile let the board know that board member Blackburn was leaving the board. Blackburn thanked the board. Stabile thanked Blackburn for his service to the town.

Stabile said alternate Strong will also be stepping down from the board.

Stabile mentioned that the restaurant at Hammertown has ceased operations.

Stabile asked for a motion to adjourn at 8:10PM, motion by Cavey, second by Patterson, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD

**RESOLUTION APPROVING THE SITE PLAN APPLICATION
FROM SCOTT CHASE FOR A GROUND MOUNTED SOLAR FACILITY
AT 560 CARPENTER HILL ROAD, PINE PLAINS, NEW YORK**

WHEREAS, Scott Chase, on or about October 1, 2025, submitted an application to the Planning Board for approval of a ground mounted solar facility as an accessory use to the property located at 560 Carpenter Hill Road, in the Town of Pine Plains; and

WHEREAS, the subject property is located within the Hamlet Bethel Zoning District in which accessory solar installations are permitted pursuant to a site plan approval by the Planning Board pursuant to the requirements of §275-24 of the Town Code; and

WHEREAS, the Planning Board conducted a public hearing on said application on November 12, 2025 and closed the public hearing on that same date; and

WHEREAS, the Planning Board assumed lead agency for this application, for SEQRA review of the same and determined that this was an Unlisted Action and conducted an uncoordinated review of the project; and

WHEREAS, the Planning Board has determined that the solar facility will not result in large or significant impacts on the environment and that, as a result, a Draft Environmental Impact Statement (DEIS) need not be prepared for this action; and

WHEREAS, the Planning Board has determined that the proposed facility complies with the requirements for Tier 2 ground mount solar installation pursuant to §275-24(c) of the Town Code.

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board hereby approves the application of Scott Chase for a ground mounted solar facility at 560 Carpenter Hill Road; and be it further

RESOLVED, That all application, escrow fees and other charges imposed on this application by the Planning Board in the Town Code shall be paid prior to signing of the site plan by the Planning Board Chairman.

The Planning Board members voted as follows:

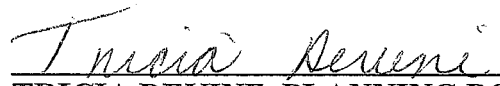
Michael Stabile, Chairperson **Aye**

Kate Osofsky, Deputy Chairperson **Aye**

Al Blackburn **Aye**

Scott Cavey	Aye
Ethan DiMaria	Absent
Ari Kardasis, Alternate	Aye
Richard Hermans	Aye
Steve Patterson	Aye

The Resolution was carried by a 7-0 vote of the Planning Board members on December 17, 2025.



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

TOWN OF PINE PLAINS PLANNING BOARD

**RESOLUTION APPROVING THE SITE PLAN AND SPECIAL USE PERMIT
APPLICATION OF BRIAN SEILER, BENJAMIN ABRAHAMS AND CHRISTOPHER
GUMPRECHT WITH CONDITIONS FOR A NEW YORK STATE LICENSED RETAIL
CANNABIS DISPENSARY LOCATED AT 7723 SOUTH MAIN STREET, PINE PLAINS,
NEW YORK**

WHEREAS, Brian Seiler, Benjamin Abrahams and Christopher Gumprecht submitted an application to the Town of Pine Plains Planning Board on or about March 19, 2025 for site plan and special use permit approval to construct and operate a New York State licensed retail cannabis dispensary on the property located at 7723 South Main Street, Pine Plains, New York (Tax Map No. 13400-6871-06-398968-0000); and

WHEREAS, the property consists of 2.48 acres located at 7723 South Main Street, Pine Plains, New York which property is within Hamlet Main Street (H-MS) Zoning District in which a cannabis retail dispensary is permitted pursuant to site plan and special use permit approval issued by the Planning Board pursuant to the provisions §275-55(OO) of the Town Code; and

WHEREAS, the proposed cannabis dispensary is to be located as a adaptive reuse in a 635 sq. ft. building previously utilized as a weigh station; and

WHEREAS, the building is to be accessed by a driveway across Railroad Avenue, which is a town road; and

WHEREAS, the applicant has submitted a proposed site plan for the facility, which includes, among other things, the proposed septic system location, parking area and handicapped access; and

WHEREAS, water supply to the facility is to be provided by the Pine Plains Water Improvement Area (PPWI); and

WHEREAS, the facility is required to be licensed by the Office of Cannabis Management; and

WHEREAS, the Planning Board assumed the role of lead agency for environmental review of the application pursuant to New York State Environmental Quality Review Act (SEQRA) and designated this action as an Unlisted Action under SEQRA; conducted a coordinated review of this action with all involved and interested agencies, including, but not limited to, Town of Pine Plains Highway Department, NYS Department of Transportation, the Dutchess County Health Department and the Dutchess County Department of Planning and Development; and

WHEREAS, the Planning Board conducted several workshop meetings on this application and conducted a public hearing which was opened on August 13, 2025 and closed on November 12, 2025; and

WHEREAS, §275-55(OO) of the Town Code enacted by Local Law No. 1 of 2023 provides, in relevant part, that a cannabis dispensary shall not be located and/or operated within 300 feet of a structural facility providing, whether wholly or partially, an “essential public service”; and

WHEREAS, the proposed facility is proposed to be located within 300 feet of Pine Plains Fire Department and the Pine Plains Post Office; and

WHEREAS, the Planning Board has been advised through the Attorney to the Town that subsequent to the adoption of Local Law No. 1 of 2023 the said distance requirements of the Town Code have now been preempted by §131(2) of the NYS Cannabis Law and may not be enforced by the Town of Pine Plains Planning Board with regard to this proposed facility; and

WHEREAS, the Planning Board has reviewed Parts 1 and 2 of the Full Environmental Assessment Form and determined that this action did not have a potential for any large significant impacts on the environment and, as a result, the Planning Board on November 12, 2025 issued a Negative Declaration and determined that a Draft Environmental Impact Statement (DEIS) need not be prepared and submitted by the applicant; and

WHEREAS, the site plans for the facility submitted by the applicant indicated that the property may, in the future, be further developed to include an ice cream shop and/or a supermarket within two other existing buildings located at the site, but that the plans for such facilities have not been developed at a point where there can be a meaningful environmental review of those proposed facilities in conjunction with this application, but the Planning Board has taken into account certain aspects of the potential future plans for those two buildings in its SEQRA review of the proposed retail cannabis facility; and

WHEREAS, the application has been referred to Dutchess County Department of Planning and Development which expressed concern about the future development of the site for an ice cream parlor and/or a supermarket but has agreed that the SEQRA review and permitting of such future uses can be deferred to a later date when the development plans are fully developed and ready for submission to the Planning Board with the understanding that the Planning Board retains jurisdiction to conduct an additional SEQRA review of such facilities.

NOW, THEREFORE, BE IT

RESOLVED, that the application for special use permit and site plan approval for this facility is hereby granted subject to the following conditions:

1. That the applicant obtain a driveway permit for the facility from the Pine Plains Highway Superintendent which requires, in relevant part, as follows:
 - (a) Installation of a catch basin in the parking lot for water runoff;

- (b) A business apron for the entrance with a minimum pipe under apron as laid out in the driveway permit requirements with a pavement at the entrance 24 feet wide with 8 foot shoulders;
 - (c) Installation of “No Parking” signs on both sides of the entrance;
 - (d) Such other requirements as may be reasonably imposed by the Highway Superintendent prior to issuance of the permit.
2. That the applicant prior to the issuance of a Certificate of Occupancy for the facility shall submit to the Town of Pine Plains Code Enforcement Officer and the Chairman of the Planning Board a NYS license to conduct a retail cannabis dispensary operation at the subject property and that the applicant conduct the business in accordance with all conditions placed upon the license and all conditions included in this Resolution.
 3. That in the event the applicant proposes any additional construction for use on the said site, that all such additional uses shall require applications to the Planning Board for special use permit and site plan approval with the understanding that the Planning Board reserves the right to reopen the SEQRA review of the use of this property in conjunction with any such future applications.
 4. That all application, escrow fees and other charges imposed on this application by the Planning Board in the Town Code shall be paid prior to signing of the amended site plan by the Planning Board Chairman.

The Planning Board members voted as follows:

Michael Stabile, Chairperson	Aye
Kate Osofsky, Deputy Chairperson	Recused
Al Blackburn	Aye
Scott Cavey	Aye
Ethan DiMaria	Absent
Ari Kardasis, Alternate	Aye
Richard Hermans	Aye
Steve Patterson	Aye

The Resolution was carried by a 6-0 vote of the Planning Board members on December 17, 2025.

Tricia Devine

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

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION CONDITIONALLY APPROVING THE APPLICATION OF THE HUDSON COMPANY MILL AND SHOWROOM FOR SITE PLAN, SPECIAL USE PERMIT AND LOT LINE ADJUSTMENT APPROVAL AND WETLAND PERMIT TO CONSTRUCT A NEW MILL AND SHOWROOM AT 2436 ROUTE 83, PINE PLAINS, NEW YORK

WHEREAS, Hudson Company Mill and Showroom proposes to construct a new mill and showroom at 2436 Route 83 (Tax Parcel Nos. 455865 and 437906 at 7702-7714 South Main Street) in the Town of Pine Plains; and

WHEREAS, the application was filed with the Planning Board on or about February 26, 2025 accompanied by a site plan set prepared by LaBella Engineers and a lot line adjustment map proposing to consolidate a 6.2 acre portion of Lot No. 437906 with Lot No. 455865 owned by Dale Mitchell, an application for a wetland buffer permit from the Town of Pine Plains, site plan approval pursuant to Article XII of the Town Code and a special use permit pursuant to Article XI of the Town Code; and

WHEREAS, the Planning Board assumed the role of lead agency for environmental review of this application pursuant to the New York State Environmental Quality Review Act (SEQRA) and designated this action as an Unlisted Action under SEQRA and conducted a coordinated review of this action with all involved and interested agencies, including, but not limited to, the Dutchess County Department of Public Works, the Dutchess County Department of Health, and the Dutchess County Department of Planning and Development; and

WHEREAS, the project site is located on a 10.84 acre parcel located northeast of the intersection of NYS Route 82/S. Main Street and Route 83, in the Hamlet Main Street (H-MS) Zoning District; and

WHEREAS, the Planning Board conducted several workshop meetings with regard to this application and a public hearing; and

WHEREAS, the project was modified in its final iteration and includes, in relevant part, the following:

- a. Mill/Warehouse – Demolition of existing 16,800 square foot warehouse. Construction of a single mill/warehouse/office shop room (50,425 sf.) and construction of a 5,100 sf. attached, open shed structure at the rear for storage of beams;
- b. Shed Structure – Construction of a 9,000 sf. partially enclosed, standalone manufacturing shed with an attached 1,800 sf. covered storage structure where sawing will occur;
- c. Showroom/Office/Apartment – Proposed 6,848 sf. (3,300 sf. footprint), two story showroom/office/apartment; and

- d. 32 Parking Spaces

and

WHEREAS, the project also includes associated new driveway access on County Route 83, parking and utilities and a firewater storage tank to support fire suppression; and

WHEREAS, the Department of Environmental Conservation, by letter dated November 13, 2025, issued a letter of no jurisdiction with regard to the wetlands which superseded the original letter of positive jurisdiction dated October 1, 2025; and

WHEREAS, the Planning Board, after conducting a public hearing, issued a SEQRA Notice of Determination of No Significance dated November 12, 2025 and did not require preparation of a DEIS; and

WHEREAS, the applicant made application to the Town of Pine Plains Zoning Board of Appeals for several area variances; and

WHEREAS, thereafter, the Pine Plains Zoning Board of Appeals, on November 25, 2025, granted the following variances for the project:

1. The parcel may have multiple principal uses and principal buildings including manufacturing, warehouse, showroom/office space with an accessory apartment and accessory structures for water storage and kiln.
2. The maximum principal structure footprint area will not exceed 68,000 sf.
3. The maximum principal structure gross floor area will not exceed 74,383 sf.
4. The front yard setback for the showroom building will not exceed 60 feet.
5. The minimum warehouse setback will not be less than 19 feet.
6. The minimum number of off street parking spaces shall not be less than 32.
7. The minimum number of off-street loading spaces shall be one.
8. The minimum distance for construction disturbance from the wetland boundary shall be one foot; and

WHEREAS, the application has been submitted to Dutchess County Department of Planning and Development for comment pursuant to §239-m of the General Municipal Law and Dutchess County Department of Planning and Development, by notice dated July 10, 2025, issued a local concern with comments notice; and

WHEREAS, subsequent to the Dutchess County Department of Planning and Development comments, the applicant made an adjustment to the site plan application, which modified the original plan to provide for a standalone building instead of two attached buildings and the inclusion of the saw mill in an enclosed structure, which will further abate any noise impacts from the facility; and

WHEREAS, the Attorney to the Town confirmed with Dutchess County Department of Planning and Development the modifications to the plans did not require a resubmittal of the application to it pursuant to §239-m of the GML; and

WHEREAS, the applicant has prepared a Stormwater Pollution Prevent Plan (SWPPP) which has been reviewed and approved by the Town Engineer in accordance with all requirements of NYSDEC General Permit for Stormwater Discharge from Construction Activities (AP-0-25-001); and

WHEREAS, the Planning Board has determined that the proposed development is consistent with the objectives for special use permit as set forth in §275-55(B) of the Town Code and with the criteria for decision-making as set forth in §275-63 (Site Plan Approval) of the Town of Pine Plains Code.

NOW, THEREFORE, BE IT

RESOLVED, that the application for special use permit, site plan approval, lot line adjustment, and Town wetland buffer permit, for this project is hereby granted subject to the following conditions:

1. Submission of the lot line adjustment plat to the Planning Board and signing of the same by the Planning Board.
2. Preparation of Merger Deed and submission with draft Merger Deed to the Attorney to the Town for approval.
3. Demonstration of approval by the Pine Plains Water Improvement Area (PPWIA) of the connection to the facility.
4. Demonstration that the applicant has received the necessary permits and approvals from the NYS Department of Environmental Conservation (NYSDEC) in connection with the general permit for stormwater discharges from construction activity (GP-0-25-001).
5. Funding of an escrow account, pursuant to the provisions of §275-106 in an amount determined by the Planning Board and the Town Engineer pursuant to Article XVI to facilitate inspections of the site by the Town's Code Enforcement Officer and, if necessary, by Consulting Engineer during construction
6. That all application, escrow fees and other charges imposed on this application by

the Planning Board in the Town Code shall be paid prior to signing of the amended site plan by the Planning Board Chairman.

The Planning Board members voted as follows:

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

The Resolution was carried by a 7-0 vote of the Planning Board members on December 18, 2025.


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