

February 12, 2026

PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, February 11th, 2026
7:30 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Kate Osofsky, Co-chair
David Allen, Alternate
Scott Cavey
Rory Chase
Ethan DiMaria
Ari Kardasis, Alternate

ABSENT: Dick Hermans
Steve Patterson

ALSO PRESENT: Warren Replansky, Town Attorney, via Zoom
George Schmidt, Town Engineer, via Zoom
Ed Caszza, Town ZEO
Jeanine Sisco, Town Board Member
Trevor Roush, Town Board Member
Steve Hobson, Applicant
Members of the Public

Chairman Stabile opened the meeting at 7:30PM with a quorum. Stabile welcomed new board member Rory Chase and new alternate David Allen.

HTWO Properties, Inc. Site Plan and SUP (00:06:34-01:09:00):
Hobson said since the last meeting he reached out to Ken Migliorelli regarding occupying the proposed farmstand. Hobson said Migliorelli's daughter is now owner and said she would be interested in the farmstand but would not be able to do so this year.

Hobson is looking to add three new buildings to his storage units site. Hobson said he will be retaining the same main entrance with the secondary being the further west entrance with a gravel drive. Access to the farmstand would be on the west side with parking parallel to Rt 199. Hobson said the building on the west would be the same setback as the storage units there now. The middle building would be climate controlled with parking spaces in the front to access it. There would be 40

February 12, 2026

feet between the buildings allowing plenty of room for vehicle turnaround.

Hobson showed the drainage proposed and said there would be plenty for runoff control. Hobson said there is currently electric running from a pole to the house (that will be demolished) so he would run that electric to the stand, most likely underground.

Hobson said he will have electric for the proposed storage units from a pole on Nine Partners Drive.

Kardasis asked if there would be an additional signage. Hobson said he would put it specifically on the building, not a free-standing sign. Stabile mentioned a hanger off the building.

The buildings would match the buildings there now.

Hobson said behind the buildings there would be grass, as he doesn't feel the need to have customers driving behind the buildings since there is plenty of turnaround space.

The planning board originally turned the three lots into two for Hobson , but Hobson is now proposing to combine the two parcels into one.

Hobson said he would be milling some of the property and the rest would be grass. Hobson said he is planning on doing some plantings along the road by the farmstand. Stabile said the planning board was not concerned with screening the farmstand.

Stabile asked about the setback of the building on the east. Hobson said it is a 15ft setback. DiMaria said it looks like it is roughly 10 feet. Stabile said the combined setback of the two cannot be greater than 20 sq feet. So if one building is 8 feet and if the other is greater than 12 ft it would have to be changed. Schmidt said 8 feet could be your minimum as long as the other sides equal 20 feet or more. Schmidt said this is done because it gives an applicant more flexibility. Schmidt said the other side could be increased or he would have to go for another variance. Hobson said the westerly line could be changed from 12 ft to 8 ft.

DiMaria asked that trees be planted along the front from property line to property line, something that would not interfere with the power lines.

February 12, 2026

Stabile asked the distance of the west building to the road. Hobson said it is 25 feet. Hobson said this matches the buildings there now. Schmidt said the front yard setback for storage units is a 10-foot minimum with a maximum of 25 feet.

The board then discussed with Replansky if they could grant waivers for any of the special use permit requirements. It was determined that waivers could be granted for certain items. The board was looking to supply a waiver for the storage unit setback, which is different from the original setback discussed at 35 feet, otherwise the new buildings would be out of place with the buildings already on the property.

Schmidt said confirmation will be needed from the DOT for the new entrance. Hobson said he would be closing down the entrance by the house. Stabile said the current entrances would need to be re-permitted with a new use and new intensity.

Schmidt said since it is above a full acre being disturbed a SWPPP will be needed.

DiMaria asked if any pavement could be taken away. Hobson said he could but it would depend upon how much parking is required for the farmstand.

The board then discussed the handicapped parking for the farmstand. Stabile asked Schmidt if he had any comments and Schmidt replied that the general rule is to get them as close as possible to the building they are serving. Schmidt said there also needs to be a safe access to the building. Stabile asked how many are needed and Schmidt replied that there is one needed per twenty-five parking spaces.

Schmidt said the application would need to be submitted to the ZBA for a coverage variance. The lot coverage the applicant currently has is over by 24.1% as the maximum allowed is 50% and he is at 74.1%.

Kardasis asked that some greenery be added to the climate-controlled building.

Schmidt asked for a plat from surveyor John Decker showing the lots combined to be filed with the county clerk's office. Stabile said that originally the board approved taking 3 lots and making them into 2 lots, and now the applicant would like to take the 3 lots and make them into 1 lot. Replansky said he

February 12, 2026

would need to apply for a merger and a merger deed would be required.

Replansky said the EV chargers station needs to be shown the site plan. Replansky said the threshold matter needs to come before the ZBA before the planning board can act any further on the application.

Replansky then asked how the property can have a farmstand when the farmstand definition in the zoning code is selling produce that is produced on site. Stabile said perhaps it is a farm store then or a farm market. The board then reviewed the definition of each in the code and found that none matched what is intended. After some back and forth it was decided it could be a retail market, which only requires a site plan for the planning board. The planning board will double check this with the zoning enforcement officer.

Replansky said a more complete site plan will be needed when the application comes back to the planning board.

The board then discussed with Schmidt and Replansky that the applicant can request certain waivers from the planning board for the special use permit section. Schmidt said the application needs to confer with his design team and ask for these waivers.

Schmidt said while the application is before the ZBA the applicant should still be working on the DOT permission, his SWPPP, and the site plan, etc.

Approval of the January Minutes: Stabile asked for a motion to accept the January meeting minutes, motion by Cavey, second by Osofsky, DiMaria abstained, all else in favor, motion carried.

Other Business: DiMaria said he would like the board to finalize the checklist for the board to use for applications. Stabile agreed and said a workshop meeting would be good to go over this.

Stabile asked for a motion to adjourn at 8:40PM, motion by DiMaria, second by Osofsky, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile