

March 19, 2026

PINE PLAINS PLANNING BOARD MEETING MINUTES

Wednesday, March 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
Dick Hermans

ABSENT: Ari Kardasis, Alternate
Steve Patterson

ALSO PRESENT: Warren Replansky, Town Attorney, via
Zoom
Ed Casazza, Town ZEO
Jeanine Sisco, Town Board Member
Patrick Trettenero, The Stissing Center
Matt Zolo, The Stissing Center
Doug Larson, via Zoom
Jonathan Pagan, Evo Energy
Bill Besnier, Evo Energy
Members of the Public

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

The Stissing Center(00:13:09-0:21:00): Stabile said The Stissing Center is applying for an extension on the approval of their site plan. Patrick Trettenero gave an update and said they started phase 3 of their approval in September and are about a month away from it being completed. Phase 3 involves structural stabilization and a new roof. Trettenero thinks all of the work for phase 3 should be completed in May. After this completion most of the scaffolding will be removed, except where the HVAC equipment is. Phase 4 is the addition in the back which would then be able to house the HVAC equipment, at which point all the scaffolding will be taken down. Trettenero said they are seeking an extension to complete phase 3 and 4.

Hermans asked how long the extension would be for. Trettenero feels a year would work.

March 19, 2026

Osofsky said she would be recusing herself since she sits on the board of The Stissing Center.

Stabile asked about the approval of the work of the driveway and behind the house that sits to the west of The Stissing Center. Matt Zolo, the general contractor for The Stissing Center, replied that that work has been completed and that application is closed.

Stabile asked if Replansky had any issues. Replansky said he is fine with everything, they are making progress, and that's what is important.

Stabile asked for a motion to extend the site plan approval for another year, motion by Cavey, second by Chase, all in favor, minus Osofsky, who recused, motion carried.

Pine Plains Estates (00:21:08-00:42:47): Jonathan Pagan of Evo Energy introduced himself and said they are proposing a mixed-use development at 19 Pilch Drive that would offer three additional commercial spaces and six 1-bedroom residential units.

Stabile reminded the board that this is a preliminary discussion to see if this would work, etc.

The board then reviewed the site plan with the applicant.

Stabile asked about the daycare. Besnier replied that the daycare is remaining as it is still leased out as a daycare and the playground will be moved to the back.

Stabile asked about the septic and Besnier replied it would be under the parking lot. The applicants said they are working with the DOH and they said it was possible.

Besnier said three commercial locations will be added to what is there now and then the apartments will be across the whole top. Stabile asked what the lot coverage is and Besnier replied roughly 14% is the building. Stabile asked what everything is for the lot coverage, parking lots, etc. The applicant was not sure but will find out.

Stabile asked who owns the property and the applicant replied Fakhouri Enterprises. They will still be the owner after the project as well.

March 19, 2026

Hermans asked what sort of structural items would be added to the first floor to support the second floor. Besnier replied that an engineer would be designing it but right now it would be wood framing with girders and LDLs.

The board then discussed the parking with the apartments and store fronts.

Hermans asked what the rent would be. Besnier replied \$1800-2100.

Stabile asked the board their opinion. The board agreed that affordable housing was needed.

Cavey said the owner would be setting the rent, not the contractor.

Osofsky said she is concerned about empty storefronts. Stabile said he would like to hear from the owner what he thinks the market is and what the possibilities are. Osofsky said it may make more sense to add more apartments instead. Stabile agreed. Pagan said the only issue may be the DOH and not having the reserved field for the septic by adding more apartments. Stabile said that issue may be solved by speaking to the owner of the field behind the property.

DiMaria asked if they would need to go to the DOT. Stabile said since Pilch is a private drive that empties out onto Rt. 82 they will need to contact the DOT due to an increase in intensity of use and change of use.

The board said they look forward to hearing from the applicants in the future.

Other Business: DiMaria asked if anyone had heard from Stissing Farms. Replansky said no, but he will be contacting them. Replansky said he has never seen the AG office take this long. Replansky asked if they should appear at the next meeting. Stabile said yes. DiMaria said the more time that the current tenants have the better.

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

March 19, 2026

Stabile asked for a motion to adjourn at 8:12PM, motion by Chase, second by Hermans, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile

DRAFT