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PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, April 8th, 2026
7:30 PM
In Person and Zoom

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

ABSENT: Dick Hermans

ALSO PRESENT: Warren Replansky, Town Attorney
Ed Casazza, Town ZEO
George Schmidt, Town Engineer
Kevin Walsh, Town Board Member
Joshua Mackey, CEEN Representative
Steve Hobson, Applicant
Kristina Dousharm, Applicant
Zak Hall, Applicant
Angela Somma, Applicant
Members of the Public

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

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

CEEN Properties, LLC (00:07:42-00:23:40): Stabile explained that CEEN Properties has received a letter of violation from the building inspector. Mackey asked to know the concerns. Stabile explained that the board approved a seasonal equipment storage application but the record shows that the applicant, and his representative, repeated many times that it was going to be boats and campers coming in to be stored. The board asked if there would be trucks or tractor trailers and the applicant said no. Stabile said it was approved and then it was amended to use part of the facility for marijuana processing. Stabile said now Crown Gas and Propane are operating their trucks out of the facility. Additional complications are the driveway with an easement. Stabile said part of the resolution included

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receiving DOT approval. Stabile said this use wasn't approved as a board and the propane brings up a hazardous use issue as well. Casazza tried speaking with the applicants but it led to a letter needing to be sent. Replansky said a driveway maintenance agreement also needs to be signed and was not. Replansky told Mackey his client is in violation of this easement by exceeding the easement area. Stabile said the intensity of use of the property is not what was presented or approved.

Mackey asked if the planning board was offering for his client to come back in and do a site plan amendment. Stabile replied yes, that was the board's intention this entire time. Mackey said he would speak to his client about doing this. Replansky said they would also need to see a driveway maintenance agreement. Stabile added the DOT approval would also need to be presented.

The safety of the propane storage was brought up by Replansky and that this would have been explored in the original site plan and special use permit if the board was made aware of this. Mackey said when he returns with his client his propane safety expert (also in attendance at this meeting) would also attend and help explain this.

Replansky said he is concerned about the safety issues and that Mackey's client is in violation of the code and therefore no additional permits will be issued at this time. Replansky said his client should come back next month with a site plan amendment application and to speak with the counsel of the neighbor regarding the driveway maintenance agreement.

HTWO Properties, LLC (00:23:50-00:47:45): Stabile asked Hobson where he was in the process. Hobson said he appeared before the ZBA and received the resolution from Secretary Devine. Stabile asked if SEQR was done on the planning board's application. It was determined that since the ZBA already issued their resolution the planning board will need to do their own SEQR. It was also determined that it is an unlisted action, not a Type II, as originally stated by the ZBA.

Hobson then reviewed the updated site plan with the board. Hobson added the arbor vitae to the west property line, in lieu of a fence, at a 10-foot set back. The easterly entrance was changed as well as landscaping by the retail stand and more drainage on the site. The parking layout was changed a bit.

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Hobson said he has started the DOT process for access. DiMaria asked what the decrease in impermeable service was now that the driveway was removed across from the high school. Hobson replied it is roughly 7%. DiMaria asked if Hobson was installing French drains and he replied yes.

Schmidt asked if he had prepared the SWPPP yet and Hobson replied no, but he will get to that. Schmidt said usually for the review process the design engineer would develop that since it is a permit that is required. Replansky said what is required is the area variance for the lot coverage from the ZBA, the merger deed for the three lots, EV stations being shown on the site plan, a full SWPPP, and the farm stand is not permitted. The board then said that it was decided it was seasonal retail due to this. Replansky asked that Casazza put in writing how it qualifies as a retail business.

Stabile asked if there was a lighting plan. Hobson said he hasn't done this yet but asked if it was needed, along with the building layouts, to seek approval. Stabile replied yes, the exterior lighting will need to be shown. Hobson said he wasn't aware of this. Stabile said Hobson's engineer should look at the code and see what is required for a site plan. DiMaria said what is existing on the present buildings should also be shown as well as the fence Hobson is planning on replacing.

Stabile asked if Hobson could change some of the lighting currently in place to the dark sky compliant lighting used on the EV stations. Hobson replied that this was doable.

It was decided that more information on the site plan is needed prior to a public hearing being set.

Stabile asked for a motion to declare the project as an unlisted action, motion by Patterson, second by Chase, all in favor, motion carried.

Weigh Station (00:47:53-01:28:42): Osofsky recused herself from the application and left the table. The applicants reviewed their application with the board. Dousharm said they had went through SEQR for the entire site plan when they were before the board previously for a cannabis dispensary. Dousharm said they are returning now for a technical review for the grocery store and ice cream shop.

Dousharm said the existing large building that is proposed as the grocery store will now need to be removed and replaced. The

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ice cream shop building will be renovated and remain. DiMaria asked if the new building will have the same footprint and Dousharm replied that it will be similar but slightly larger and one-story instead of two and a bit longer. Stabile said the footprint is changing but the overall square footage is going down - Dousharm replied yes.

Stabile asked Replansky since it is currently a 12,000 sq ft building and it is exceeding the 6,000-sf ft do they need to go to the ZBA for a variance since the building is preexisting? Dousharm said they have noted that an area variance is needed since the building will exceed the 6,000 square feet allowance since the building proposed is 8,889 square feet. Replansky answered Stabile by saying it does not matter what was there previously since it is being torn down and therefore is a nonconforming use.

Stabile asked if the parking lot will be paved as opposed to gravel. Dousharm replied yes and will prepare a SWPPP due to the over an acreage of disturbance.

Stabile asked about the dumpsters. Dousharm said they will be behind the building and enclosed. This information will be shown on the next submission to the planning board. Stabile asked how items will be delivered with trucks. Dousharm said they will come in on the western drive towards Railroad Avenue. A traffic study will be completed in the future. Stabile asked about pedestrian access. Hall said they can introduce a pedestrian crosswalk. DiMaria feels a sidewalk would also be needed in front of the property. Dousharm said parking will be in the back and the whole front will be pedestrian friendly with a courtyard.

Chase asked if there were restrooms in the weigh station - Dousharm replied yes, for employees. Hall said the ice cream shop and grocery store would both have an ADA bathroom. Dousharm added that the weigh station bathroom would be added into the new system.

Stabile asked who would be operating the grocery store. Dousharm said it is currently being negotiated with a number of operators.

Replansky said he would need a full EAF for the project. Dousharm said this was already completed with the previous application. Replansky said it is a new project and will need to resubmitted.

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Stabile asked what is the sign backlight shown on the lighting plan. Hall said it is two backlights, fully shielded, facing the sign. Stabile asked about other signage. Dousharm said there is a monument sign out by the road and then a sign on the ice cream shop and the grocery store. Dousharm said the sign will not be internally lit.

Stabile asked if it was in the ag district - it was determined that it is not.

DiMaria said he is still concerned about Railroad Avenue. DiMaria said the road needs to be widened, as per Baden, highway supervisor. Stabile said there is a concern regarding the current driveway installed and drainage, the culvert, etc. Stabile asked that a solution be found within their SWPPP.

Stabile asked if there was a basement in the building - Dousharm replied no. Chase asked if this was the same for the ice cream shop and the applicants replied yes, no basement.

The board then reviewed the wellheads via the county's zoning map for the property.

Stabile asked Replansky what the next procedure is. Replansky said it needs to be declared an unlisted action. The applicant said SEQR was already completed with the previous application. Schmidt said if anything changes significantly on the technical review then the board could say it needs to be amended and reopen SEQR, but if everything is significantly the same, in the opinion of the board, then you can say SEQR stands. Dousharm said they could prepare a memo that outlines the changes from the previous application. After reviewing the resolution from the previous application it was decided the applicant should resubmit a full EAF for a SEQR review. It was also decided that the ZBA will conduct their own SEQR review when the application comes before them.

DiMaria asked if they're removing buildings and adding some square footage of these to the new building, making the total footprint of the property not greater, why is the variance needed? Replansky said the building is more than 6,000s sq feet and the tearing down resets this - it is not preexisting.

Stabile asked for a motion to declare the planning board lead agency on this unlisted action, motion by DiMaria, second by Patterson, all in favor, motion carried.

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DiMaria asked if the board will be asking that a sidewalk be added to the front of the property. Stabile replied yes.

The application will need to appear before the ZBA before the planning board can act on it any further.

7685 Rt. 82 (01:29:02-01:46:40): Somma explained that she is interested in purchasing the old Lia's Mountain View Restaurant and turn it into a multi-use venue. Somma said their biggest questions were regarding outdoor music and short-term rentals for wedding guests. Somma said instead of a restaurant, during the week it would be a bar with a limited menu, and then on the weekends there would be pop-ups with food trucks and caterers. Somma said there would also be events on weekends with fire pits and an outside kitchen.

Stabile asked where the short-term rentals would be. Somma said at the end of the property near the corn fields. The board then reviewed the parcel access map and it was determined that the back portion of the property was a different district than the front (Main Street) and was under the CR (Commercial Residential) section that does not allow this. Stabile asked if it was also in the ag district and DiMaria replied no. Somma asked if she moved them up would it be okay. DiMaria said then it would be the Main Street zone and allowed. Replansky said sometimes in this situation of a bifurcated lot it falls into the stricter zoning. Stabile suggested Somma approach the town board to have this zoning changed. Stabile also said the applicant needs to make sure it is not prime soil. Replansky said the town board may consider changing this zoning since it is a bifurcated lot.

Somma asked about the outdoor music. Stabile replied that the town has no noise ordinance. DiMaria said the board could impose hours of operation.

Stabile said there aren't restrictions on the food trucks or flea markets on private property, but a peddler's license would be needed.

Stabile asked for a motion to go into an executive session at 9:12PM, motion by Cavey, second by Patterson, all in favor, motion carried. No decisions were made in the executive session - the meeting adjourned.

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Respectfully submitted by:

Tricia Devine

Michael Stabile