

May 20, 2026

**PINE PLAINS PLANNING BOARD MEETING MINUTES**  
**Wednesday, May 13th, 2026**  
**7:30 PM**  
**In Person and Zoom**

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

**ABSENT:** David Allan, Alternate  
Steve Patterson

**ALSO PRESENT:** Warren Replansky, Town Attorney, via Zoom  
Steve Hobson, Applicant, via Zoom  
Jeanine Sisco, Town Board Member  
Members of the Public

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

**HTWO Properties, LLC (00:3:51-00:49:35):** The board reviewed the lot line adjustment site plan that Hobson submitted to the board. The board then reviewed Hobson's most updated site plan with him.

Stabile asked Hobson if his engineer would be asking for any waivers for any of the elements of a site plan. Hobson replied no.

Hobson said he is seeking approval of the layout of the site prior to his demoing the house on the property. Stabile said the board cannot approve anything yet but the design looks right. He asked the board if they agreed and they did. Stabile said a public hearing will need to be scheduled.

Stabile asked Replansky if the board could schedule the public hearing. Replansky replied that he wanted to wait for the SWPPP. Stabile felt a hearing could be scheduled prior to receiving the SWPPP. Replansky said the farm market issue also hasn't been resolved.

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The board then discussed the farm market/stand issue with Replansky as it pertains to the town's zoning law. Replansky feels it should be called a farm stand and he feels it could be done, as opposed to a farm market. The farm market requires the farm to be on the same property. Replansky feels the language could be tweaked to allow a farm stand where local produce is sold. Stabile asked the difference. Replansky said it's the size; a farm market is much larger. Stabile felt a farm stand was too restrictive. Stabile said the only issue with the farm market was requiring the farm to be at the same location. Replansky said Hobson would have an impossible time trying to deal with all the regulations of a farm market. DiMaria said since it is a permanent structure it is a farm market as opposed to a farm stand. Replansky said they can be permanent, just not operated all year round. Hobson said he isn't opposed to downsizing it - Replansky said that is not necessary and it looks great.

Stabile asked for a motion to recommend to the town board that the farm stand language be changed to allow for products grown on or off the premises associated with the farm stand with the exact language to be worked out between the town board and the town attorney with the planning board's consultation. Motion by DiMaria, second by Chase, all in favor, motion carried.

DiMaria felt the language for a farmers' market should be changed as well - Replansky felt this should wait for another time; one thing at a time.

Stabile asked for a motion to schedule a public hearing for June 10<sup>th</sup> at 7:35PM, motion by Kardasis, second by DiMaria, all in favor, motion carried.

The application will also be submitted for a 239M Review from the county.

**Other Business:** The board discussed the other issue that the planning board needs to review the town board. The issue is the Lia's property which is bifurcated by two zones, one being more restrictive. Replansky said this change was made in 2021 by BFJ Planning during the zoning review process. Replansky said the plans the applicants have for that property can occur in the H-MS zone, but not the R zone, which the property is also in. Replansky said there is a section of the code, 275-6 D, that says, where a district boundary divides a single lot in a single or joint ownership of record at the time such line is established, the regulations for the less restricted portion of

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such lot shall extend not more than 30 feet into the more restricted portion, except that this provision shall not apply to lots located in the WP District. Replansky said the 30 feet would not work in this case because it's such a long and narrow lot and to rezone it would be a much more complex process that would be expensive for the town. Replansky suggested the language be tweaked to extend it to 50 feet and add a provision that the property owner may submit an application to the ZBA for an area variance to extend the use to the entire lot. Replansky said he is also wary of changing the zoning code when the property has not been bought by the applicants yet. The board felt this sounded reasonable. The board decided to leave the 30 feet, but to allow the ZBA to issue an area variance for the entire property.

Stabile asked for a motion to recommend to the town board to change the bifurcated zoning parcels restriction to keep the 30 feet, but include a provision to appeal to the ZBA extend the less restrictive zone up to, and including, the rest of the property for an area variance. Motion by Chase, second by Kardasis, all in favor, motion carried.

Replansky said that CEEN Properties has a dispute with the underlying property owner's driveway easement, as the easement is only for a width of 10 feet and that amount has been exceeded by CEEN. Because of this it has been difficult to create a driveway maintenance agreement between the two parties. Replansky suggested CEEN appear at the next meeting since they are technically in violation of the zoning code. Per the board, Replansky will contact CEEN's legal counsel.

Stabile asked for an update on Stissing Farms. Replansky replied that they have received approval from the Attorney General's Office to be condominiums. Replansky suggested they also appear at the next planning board meeting since the property is still being operated as rentals and Stissing Farms has not made it clear how the change to condominiums will affect the current renters.

DiMaria asked if Stissing Farms negotiates new leases with their tenants are they in violation of the AG's ruling. Replansky replied that he wasn't sure, as it was a very complicated matter.

DiMaria asked about the construction at Sugar Hill Farm, as he was concerned about its proximity to a cemetery nearby. It was decided that this was an issue for the town's zoning officer.

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**Approval of the April Minutes:** Stabile asked for a motion to accept the March meeting minutes, motion by Chase, second by Hermans, all in favor, motion carried.

Stabile asked for a motion to adjourn at 8:39PM, motion by Cavey, second by Hermans, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile

DRAFT