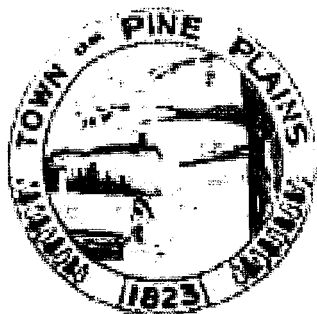




Town of Pine Plains

Town Board Agenda

June 18th, 2026

7 PM

1. Call to Order
2. Pledge
3. Approval of Minutes
4. Approval of Bills
5. Public Hearing 7:05
 - a. Adoption of Local Law No. A of 2026 Entitled “ A Local Law Amending Article 1, Section 275-6 of Chapter 275 of the Town Code”
 - b. Adoption of Local Law No. A of 2026 Entitled “ A Local Law Amending Article XVIII, Section 275-116 of Chapter 275 of the Town Code”
6. Attorney, Warren Replansky
7. Public Comment
8. Department Reports
 - a. Highway
 - b. Building Inspector
 - c. Water/Engineer
 - d. Police Department
 - e. Dog Control
 - f. Recreation
 - g. CAC
 - h. Beautification
9. Old Business
10. New Business
11. Executive Session
12. Adjourn

Town of Pine Plains Town Board Meeting

June 18, 2026

The Town of Pine Plains Town Board convened for a regular schedule meeting at the Town Hall on the above date at 7 pm. Supervisor Brian Walsh, Councilwoman Sisco, Councilman Kevin Walsh, Councilman Roush, and Councilwoman Birdsall were present. Also in attendance were Attorney to the Town Warren Replansky, Highway Superintendent Carl Baden, Sergeant Camburn, Planning Board Chairperson Michael Stabile, CAC Chairperson Lauren Kaplan Beautification Co-Chair Vikki Soracco and 9 members of the public.

Supervisor Walsh called the meeting to order, and the Pledge of Allegiance was done.

Councilwoman Birdsall motioned to approve May 2026 Town Clerks report, and to accept May 18 Town Board Workshop minutes, and the May 21, 2026, Town Board meeting minutes, Seconded by Councilwoman Sisco. 5-0 Passed.

Councilman K. Walsh motioned to pay the following General 22467-22510, Highway 22511-22524, Water Bills, 400-404, seconded by Sisco 5-0 Passed.

Attorney to the Town- Warren Replansky discussed the Resolution Introducing Local Law No. __ of 2026, Entitled "A Local Law Amending the Town of Pine Plains Code, Chapter 7, Boards and Commissions, Article II, Conservation Advisory Council" Councilman Roush motioned to approve, seconded by K. Walsh Roll call was taken 5-Aye 0-Nay

Attorney to the Town discussed the bonding for the Highway Truck and Tractor. The closing with the Bank of Millbrook will happen next Wednesday.

Attorney to the Town Warren Replansky received comments from the Dutchess County Planning regarding Local Law Amending Article XVIII, Section 275-116 of Chapter 275 of the Town Code and Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code. Roush motioned to open public hearing for Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code, seconded by K. Walsh 5-0 Passed. Sisco motioned to open public hearing for Local law Amending Article XVIII, Section 275-116 of Chapter 275 of the Town Code, seconded by K. Walsh 5-0 Passed.

Replansky discussed the comments from the Dutchess County Planning Department (on file). Attorney to the Town has amended the Local Law would add the following language "However the owner of such divided property shall have the right to make application to the Zoning Board of Appeals for and area variance to permit the development of the entire divided property in accordance with less restrictive regulations as set forth as set forth in the H-MS zoning district and Table of Use Regulations and Bulk Regulations" K. Walsh motioned to schedule Public Hearing for amended provision of Local Law on July 16, 2026 at 7:05 Pm , seconded by Roush 5-0 Passed. K. Walsh motioned to keep public hearing open, seconded by Roush, 5-0 Passed. Replansky discussed the comments from Dutchess County Planning (on file) regarding Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code. The current Law is consistent with the current Law. The Attorney to the Town will discuss this with the Planning Board. Roush motioned to keep public hearing open, seconded by Sisco 5-0 Passed.

Planning Board Chairman Michael Stabile would like the Attorney to the Town to look over the terms of Planning Board.

Public Comment- Supervisor Walsh gave information on capital projects at the Stissing Mountain schools- the track, the tennis courts and the Seymour Smith playground will not be available while updates are being done. Town Clean Up day will be June 20, 2026, from 8-10:30 am. The Triathlon will be on June 28, 2026. Sisco thanked everyone involved with a successful Community Day. Roush thanked everyone for Community Day. Roush also would like to have a Workshop meeting to discuss the New Town Hall and other ideas for the property, on August 17, 2026. Joan Franzone- letter on file. George Keeler-Lake Road Discussed the legislation put forward by assemblypersons to take over Central Hudson by imminent domain, letter on file. Torey Soracco- Church St wants the Board to treat everyone fairly regarding speaking out during the meetings when it is not public comment. Soracco suggested that public comment should be at the end of the meeting so that attendees can comment on issues that happen at the meeting.

Department Reports- Highway- Highway Superintendent Carl Baden read report on file.

Building Inspector- Report on file.

Water/Engineer- Report on file.

Police- Sergeant Camburn asked about the Axon Trial interpretation and the AI report writing, status of hiring Matthew Cade. The Board would like updated quotes for the Axon reports and interpretation. Report on file.

Dog Control- Report on file.

Recreation- Report on file. There will be no summer track due to the capital project on the track.

CAC- Chairperson Lauren Kaplan gave an update on the streetlights, the adult swim and the Natural Resource Grant.

Beautification- Co-Chair Vikki Soracco gave an update on the sidewalk at the park and thanked the Ad Hoc committee for Community Day.

Old Business- K. Walsh gave an updated on the removal of the double utility poles. Sisco motioned to allow the library to use the basement of the Community Room at will, seconded by Birdsall, 5-0 passed. Supervisor Walsh discussed the Hudson Company PILOT (payment in lieu of taxes), if it could be changed from a 10-year PILOT to a 15-Year PILOT, subject to the Town Attorneys' approval.

New Business- Birdsall motioned to accept Keary Hanans resignation from the ZBA, seconded by Sisco 5-0 Passed. K. Walsh motioned to appoint Jay Osofsky to the alternate to the ZBA, seconded by Birdsall. Sisco motioned to hire Jaclyn Brousseau as the Highway Secretary starting June 23, 2026, at \$19/h, seconded by Roush, Sisco motioned to hire Joesph Cotton as a HMEO at \$25/hr., seconded by K. Walsh 5-0 Passed.

Roush motioned to move into executive session to discuss personal and invite Attorney to the Town Warren Replansky and Camp Director Megan Brenner, seconded by Sisco 5-0 Passed.

K. Walsh motioned to return to regular session, seconded by Roush 5-0 Passed

Roush motioned to hire 8 camp counselors at \$16/hr., 1 head counselor at \$17/hr., and 4 substitute counselors at \$16/hr., seconded by K. Walsh 5-0 Passed.

Birdsall motioned to adjourn, seconded by Sisco 5-0 Passed.

Supervisor: Brian Walsh

Councilwoman: Jeanine Sisco

Councilman: Kevin Walsh

Councilman: Trevor Roush

Councilwoman: Murphy Birdsall

TOWN BOARD OF THE TOWN OF PINE PLAINS

**RESOLUTION INTRODUCING LOCAL LAW NO. __ OF 2026 ENTITLED:
“A LOCAL LAW AMENDING THE TOWN OF PINE PLAINS CODE, CHAPTER 7,
BOARDS AND COMMISSIONS, ARTICLE II, CONSERVATION ADVISORY
COUNCIL”**

WHEREAS, the Conservation Advisory Council (“CAC”) has made certain recommendations to the Town Board for amendments to Chapter 7, Article II of the Town Code to facilitate the Conservation Advisory Council in performing its responsibilities under the Town Code; and

WHEREAS, the Attorney to the Town has drafted a proposed Local Law amending the Town of Pine Plains Code in accordance with the request of the CAC, a copy of which is annexed hereto; and

WHEREAS, the Town Board has determined that this is a Type II action under SEQRA which does not require environmental review; and

WHEREAS, the Town Board has reviewed the proposed Local Law and has determined that it is acceptable in form and content for purposes of commencing the local law adoption process.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby accepts Local Law No. __ of 2026 entitled: “A Local Law Amending the Town of Pine Plains Code, Chapter 7, Boards and Commissions, Article II, Conservation Advisory Council” for purposes of commencing the local law adoption process; and be it further

RESOLVED, that a public hearing shall be scheduled on the adoption of said Local Law for _____, 2026 at 7:00 p.m. at the Town of Pine Plains Town Hall located at 3284 Route 199, Pine Plains, New York; and be it further

RESOLVED, that the Town clerk shall post notice of the said public hearing on the Town’s official board and its website and in the Town’s official paper and shall make the proposed Local Law available for review by members of the public during the hours of the Town Clerk’s office.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on _____ 2026 which resulted as follows:

Supervisor Walsh _____

Councilwoman Birdsall _____

Councilman Roush _____

Councilwoman Sisco _____

Councilman Walsh _____

The Resolution was thereupon declared duly adopted.

MADLIN DAFOE, TOWN CLERK

TOWN OF PINE PLAINS

LOCAL LAW NO. ____ OF THE YEAR 2026

**A LOCAL LAW AMENDING THE PINE PLAINS CODE CHAPTER 7, ARTICLE II
CONSERVATION ADVISORY COUNCIL OF THE TOWN CODE**

BE IT ENACTED by the Town Board of the Town of Pine Plains as follows:

SECTION 1: TITLE.

This Local Law shall be entitled: “A Local Law Amending Chapter 7, Article II, Conservation Advisory Council of the Town Code”.

SECTION 2: PURPOSE.

The Town Board has determined, upon recommendation of the Conservation Advisory Council, that certain amendments be made to Article II, §§7-8, 7-9 and 7-10 of the Town Code to assist the Conservation Advisory Council in fulfilling its responsibilities as set forth in Chapter 7, Article II of the Town Code.

SECTION 3. AMENDMENTS.

Chapter 7, Article II, conservation Advisory Council is hereby amended to provide as follows:

A. Chapter 7, Article II, §7-8 Membership; vacancies; terms of office; subsection C is hereby amended to add the following:

“Every two years the Town Board will consider the addition of new persons residing within the Town of Pine Plains to the Advisory Council. The Town Board may remove existing members at the conclusion of their term to allow for the addition of new members.”

B. Chapter 7, Article II, §7-9 Officers; rules or procedure; removal of members is hereby deleted and replaced by a new §7.9 which shall read as follows:

“The Town Board shall designate a member of the Advisory Council to act as Chairperson and approved by the Town Board. At the first meeting of the Advisory Council in each year, its members shall elect from among themselves a recording secretary. The Advisory Council shall adopt rules and procedures for its meetings. The Town Board shall have the authority to remove any member of

said Advisory Council for cause, after a public hearing, if requested by the Conservation Advisory Council.”

C. Section 7-10 Powers and duties is amended to add a new subsection D, which shall read as follows:

“D. To assist the Council in its communications to carry out its functions, powers and duties the Town will provide the Advisory Council with a Town e-mail address.”

SECTION 4. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which shall be given effect without such part or parts.

SECTION 5. SUPERSESSION.

This Local Law is hereby adopted pursuant to the provisions of the New York State Municipal Home Rule Law and New York State Statute of Local Governments. It is the intent of the Town Board to supersede any provision of the New York State Law to the extent that it may be inconsistent with the provisions of the Local Law.

SECTION 6: EFFECTIVE DATE.

This local law shall take effect immediately after its filing with the State Secretary of State as provided in §27 of the Municipal Home Rule Law.

TOWN OF PINE PLAINS

LOCAL LAW NO. ____ OF THE YEAR 2026

**A LOCAL LAW AMENDING ARTICLE II, SECTION 275-6 OF CHAPTER 275 OF
THE TOWN CODE**

BE IT ENACTED by the Town Board of the Town of Pine Plains as follows:

SECTION 1: TITLE.

This Local Law shall be entitled: “A Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code”.

SECTION 2: LEGISLATIVE INTENT.

The Town of Pine Plains Zoning Law was adopted by Local Law No. 2 of 2009 in October of 2009. The Local Law has been amended in certain respects pursuant to Local Law No. 2 of 2015, Local Law No. 3 of 2015 and by Local Law No. 1 of 2017. The Zoning Law has now been codified as Chapter 275 of the Town Code. The Town Board recently adopted an amendment to its Comprehensive Plan and appointed a Zoning Review Committee to work with BFJ Planning to adopt a series of targeted text changes in the Town’s Zoning Code to address issues which have been identified as requiring amendment, correction or change since the Zoning Code was created in 2009. The Town Board also enacted Local Law No. __ of 2021 and Local Law No. __ of 2021 amending in certain respects the Zoning Map with regard to H-R and H-MS zoning district boundaries. As a result of these zoning amendments, there exists at least one parcel bifurcated by the H-R and H-MS zoning districts which has created certain hardships for the property owners seeking to develop their property in accordance with the provisions of H-MS zoning district. Upon recommendation of the Planning Board, the Town Board has determined this problem can be remedied by an amendment to Article II, Section 275-6(D) of the Town’s Zoning Code to provide for the development of such bifurcated parcels in accordance with the less restrictive zoning district applicable to that parcel.

SECTION 3: STATEMENT OF AUTHORITY.

This Local Law is enacted pursuant to the authority of General Municipal Law §10; New York State Town Law and in accordance with Article XVII of the Town Code. To the extent the provisions of this Local Law are in conflict with §278 of the New York State Town Law, the Town Board asserts its intention to supersede §278 pursuant to the authority granted in Municipal Home Rule Law, §1(ii)(b)(3). In accordance with §22(1) of the MHRL, this Local Law supersedes §§267-a, 267-b, 274-a, 274-b, 276, 277 and 278 of the New York State Town Law.

SECTION 4: REVISIONS TO THE TOWN CODE:

A. Section 275-6(D) of the Town's Zoning Code is hereby amended to add the following language:

“However the owner of such divided property shall have the right to make application to the Zoning Board of Appeals for an area variance to permit the development of the entire divided property in accordance with less restrictive regulations as set forth in the H-MS zoning district and Table of Use Regulations and Bulk Regulations.”

SECTION 5. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which shall be given effect without such part or parts.

SECTION 6: EFFECTIVE DATE.

This local law shall take effect immediately after its filing with the State Secretary of State as provided in §27 of the Municipal Home Rule Law.



**DUTCHESS COUNTY DEPARTMENT OF
PLANNING & DEVELOPMENT**

**GML 239
REFERRAL RESPONSE**

To: Town of Pine Plains, Municipal Board
Project Name: Local Law Amending Article II Section 275-6 of Chapter
275 of the Town Code
Action: Zoning Amendments
Applicant: Town Board
Property Address:

Referral #: ZR26-104
Date Received: 6/4/2026
Date Requested: 6/24/2026
Date Issued: 6/18/26

Reviewer: Gurnett, Clayton

Signed: 

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The Town Board is proposing to amend the zoning chapter of the Town Code to provide options for relief from property owners seeking to develop split zoned parcels located within the Hamlet-Main Street District.

COMMENTS

We question the proposed amendments which would direct owners of split zoned parcels in the H-MS district to apply for an area variance from the ZBA to permit the development of the entire divided property under the district with the less restrictive regulations.

Area variances are meant to provide dimensional relief from the requirements of the schedule of bulk regulations, whereas use variances would typically be required to allow a use that is not otherwise permitted within a given district, per the schedule of use regulations.

Alternatives

We understand that opting to rezone these split zoned parcels in the H-MS district may place an administrative burden on the Town that this proposed local law was hoping to avoid. However, we feel that a targeted rezoning to remedy instances in which parcels are partially split zoned would be the most efficient option for the Town. In addition to the former Lia's Mountain View property, we note several other instances of split zoned parcels with a majority of the parcel being located in a main street district and a portion of that parcel in a residential district that may also be considered for rezoning:

- A group of five parcels in the southwest quadrant of the Hamlet Business district
- Stissing Storge parcel
- St. Anthony's Church parcel and the immediately adjacent parcel to the south on Poplar Avenue

If the Board wishes to avoid rezoning these split zoned parcels, they may consider extending the existing 30-foot rule in §275-6D to a sufficient depth when taking the dimensions of affected parcels into consideration. This option would only require a text amendment and offers transparency and predictability as it would not require applicants to go before the Zoning Board of Appeals.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

TOWN OF PINE PLAINS

LOCAL LAW NO. ____ OF THE YEAR 2026

**A LOCAL LAW AMENDING ARTICLE XVIII, SECTION 275-116 OF CHAPTER 275
OF THE TOWN CODE**

BE IT ENACTED by the Town Board of the Town of Pine Plains as follows:

SECTION 1: TITLE.

This Local Law shall be entitled: “A Local Law Amending Article XVIII, Section 275-116 of Chapter 275 of the Town Code”.

SECTION 2: LEGISLATIVE INTENT.

Article XVIII, Section 275-116 of Chapter 275 of the Zoning Code contains a definition of “Farm Stand”. The Town Code does not contain any additional regulations with regard to farm stands other than this definition. The Pine Plains Planning Board has recommended certain amendments to the definition of a farm stand, which is currently permitted as an accessory use in all zoning districts for sale of agricultural products grown on the property, to allow the sale of agricultural products from a farm located in Pine Plains, or in Dutchess or Columbia Counties.

SECTION 3: STATEMENT OF AUTHORITY.

This Local Law is enacted pursuant to the authority of General Municipal Law §10; New York State Town Law and in accordance with Article XVII of the Town Code. To the extent the provisions of this Local Law are in conflict with §278 of the New York State Town Law, the Town Board asserts its intention to supersede §278 pursuant to the authority granted in Municipal Home Rule Law, §1(ii)(b)(3). In accordance with §22(1) of the MHRL, this Local Law supersedes §§267-a, 267-b, 274-a, 274-b, 276, 277 and 278 of the New York State Town Law.

SECTION 4: REVISIONS TO THE TOWN CODE:

Section 275-116 of the Town Code “Terms Defined” is hereby amended to eliminate the current definition of “Farm Stand” and, in its stead, adopt the following new definition of a “Farm Stand”:

“An accessory structure or vehicle used for the display and sale of agricultural or farm products grown on the premises or on a farm, and which uses its proximity to a roadway to attract potential customers as permitted by Section 275-10 of this Zoning Law. A farm stand may be permitted year round in an enclosed structure,

provided it meets the setback requirements of the zoning district and all other requirements of this chapter.”

SECTION 5. SEVERABILITY.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this Local Law shall not affect the validity of any other part of this Local Law, which shall be given effect without such part or parts.

SECTION 6: EFFECTIVE DATE.

This local law shall take effect immediately after its filing with the State Secretary of State as provided in §27 of the Municipal Home Rule Law.



**DUTCHESS COUNTY DEPARTMENT OF
PLANNING & DEVELOPMENT**

**GML 239
REFERRAL RESPONSE**

To: Town of Pine Plains, Municipal Board
Project Name: Local Law Amending Article XVIII Section 275-116 of
Chapter 275 of the Town Code
Action: Zoning Amendments
Applicant: Town Board
Property Address:

Referral #: ZR26-105
Date Received: 6/4/2026 Date
Requested: 6/24/2026
Date Issued: 6/18/26

Reviewer: Gurnett, Clayton

Signed: 

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION

The Town Board is proposing to amend the Zoning Chapter of the Town Code in order to revise the definition of the term "Farm Stand".

COMMENTS

The Town's proposed revision to the "farm stand" definition, by removing the requirement that products be grown on the same property, creates an internal inconsistency with the Town's existing "farm market" definition, which still limits sales to goods produced on-site. This structure reverses how these uses typically function in agricultural communities and under NYS Ag & Markets guidance, where *farm stands* are understood as seasonal, farm-specific, roadside extensions of a particular farming operation, while *farm markets* serve as broader, often year-round retail venues that may sell products sourced from multiple local and regional farms.

To support local agriculture, Main Street vitality, and long-term flexibility, the Town should consider amending the existing farm market regulations provided in § 275-56V to allow the sale of agricultural products grown off-site, consistent with Ag & Markets' farm marketing policies, and apply the more restrictive, on-farm product requirement to farm stands, where that tie makes practical sense. This change would enable year-round farm markets in appropriate commercial areas and preserve the integrity of traditional roadside farm stands connected directly to active farm operations.

We believe the Town of Evans, New York has a model definition for "Farm Market":

"A permanent structure, with or without appurtenant open display area, for the retail and wholesale of agricultural produce and other natural, processed, or manufactures food products which are directly linked to and promote the use and sale of agricultural products."

The Town should also review [NYS Ag & Markets Guidelines for Review of Local Laws Affecting Direct Farm Marketing Activities](#) as an additional resource for reference.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

To The Pine Plains Town Board

From Joan Marie Franzone

Date. June 9, 2026

Is the deference the Pine Plains Town Board has shown towards the present CAC's disruption of the natural conditions existing at the Town Beach NW marsh, wet meadow and fen on PURPOSE or from genuine ignorance SEQURA LAW 617.2 ?

Is the Town Board aware of the fact that DEC requires a permit for Benthic Barrier Installation according to permit rules

GP-O -21- OO4 ? Benthic Barriers must be installed before May 1 covering (in this case the Floating Mat Zone) offshore for approximately 4 months subsequent to spring and NOT the entire winter as the present CAC has done breaking the rule regarding duration. Another transgression may be the space selected for placement of this mat covering spawning beds. The use of lake bed stones for anchoring the mat is not authorized as well. Stissing Lake is a Eutrophic Circumneutral Bog Lake. As such it is Fragile.

There is an intention of the present CAC to plant species in and along this shoreline selected for Adult swim including the introduction of new species rather than allowing NATURE to preserve the ecological balance in and beside this portion of the lake.

What it all boils down to is granting permission , by the Town Board enabling the CAC to literally commandeer this parcel carte Blanche including recent erection of a wood fence , when it does not have the legal right to do so.

What prompted this attention running counter to the natural seasonal vistas displayed in the form of Dioramas at the Museum of Natural History? The pristine view of Stissing Lake, with an isosceles shaped mountain at its girth has been enjoyed by generations living in the area of Pine Plains along with visitors enjoying this highly unique rural , rustic asset to the Town.

Is the present CAC catering to a group of residents and non residents who do not wish to swim where they feel a sandy beach and/or lifeguard rules will impede them?

Are you aware of the fact that this CAC has created Adult Swim (in close proximation to the beach area (in close proximation to the beach area where NON residents will NOT BE CHARGED for use, but that the TOWN would be expected to clean up (at added expense to the taxpayer) ?

The present CAC acted in haste when there appears to be an alternate solution of installing a small dock, with two graded steps leading to it in the vicinity of the pipe maintained

at the South end of Stissing Lake which is oligotrophic starting off deep and NOT in need of a benthic mat by certain swimmers.

Position and placement of this pipe is granted , at present, by the owner. A small area around this pipe, including continued use of this pipe for draining water from the marsh across the street , from South to North , could be obtained by: A Purchasing this area

B Leasing it from the owner(in
exchange for a tax break)

C Gift to the Town by owner

D Taking it by Eminent Domain

This Pine Plains CAC , according to the New York State Environmental Quality Review Act (Which I helped put into law , when it was sponsored by NYS Bernard C. Smith in mid 1970's), stipulates in 617.2 Statute that CAC's may participate in the review process on issues pertaining to potential impacts on the environment , but has NO jurisdiction to APPROVE or UNDERTAKE an ACTION !

Prior to the reconvening of the present CAC, after Covid Break or Lapse, I served on the CAC 15 years. My background, at the undergraduate level is cellular biology and Environmental science at the graduate level including fieldwork in limnology, the study of lakes and streams by NSF Grant on Beaver Island, Michigan under the aegis of CMU.

Time has come for the present CAC to cease and desist regarding any physical tampering with Town Owned land as dictated by aforementioned law.

Moreover, on the part of the Recreational Department The Town Board should vote to cut back on the square footage of sand being dumped at the Town Beach which will slow down Eutrophication and perhaps, allow the natural springs in the easternmost littoral area of the lake , west of the sand, to allow natural springs feeding the lake with non siltation , to resume.

Kayaks should no longer be allowed to cross over the marsh directly north and contiguous with the beach waterline disrupting the substrate and vegetative cycles where they were launched. According to research revealing the pros and cons of removing the sudden growth of cattails in that area (due to the imbalance caused) a goodly portion of those cattails should be removed where they were ALLOWED to multiply , crowding out the diversity existing there for decades. Kayaks disrupted plant life there. Plant life , such as arrow arum , caning rush and pickerel weed will return once area opened up. These are emergent plant species in the littoral zone.

Chairperson, Lauren Kaplan wisely recommended that the DEC be called in to assess THE ENTIRE SITUATION existing at the Town Beach and area presently being illegally disrupted by the CAC. Arrival of the DEC may or may not occur in a timely fashionarriving after further damage is being done.

The QUANDRY is Survival of Nature (being Stissing Lake as a natural lake LEFT AS A NATURAL LAKE for generations) VS RECREATION AT THE WHIM OF MAN.

PERHAPS, : A Referendum , allowing the citizens to decide , is in order at this time.

It is hoped that each and every one of you accord this letter the thoughtful consideration it deserves.

Public Trust , with a majority in mind, is not something , one should take lightly. Our appointments thus far, by Public Trust.

Respectfully,



Joan Marie Franzone

Resident

This year marks the third year that legislation was put forward by 2 assemblypersons from This area in Ulster County to forcibly take over the operation of Central Hudson by eminent domain. It did not survive the budget process. Assemblymember Shrestha and Senator Michelle Hinchey are the sponsors of this legislation. According to them, the newly created Hudson Valley Power Authority can deliver power to Central Hudson customers cheaper than the current Company that has been doing this for 126 years. Some points to ponder. Who will pay for this? Answer: customers. Can the town budget take a \$64,000 hit? That's what CH pays this town in taxes. Central Hudson pays in the neighborhood of \$60 million in taxes to Hudson Valley communities. The company's book value is somewhere around \$10 billion.

In 1998 federal approval was received for the Long Island Power Authority to take over Long Island Lighting Co. transmission assets. Distribution assets were later bought the LIPA, a public authority. This set the stage for LIPA's track record for operating a distribution company. Many companies have operated both the transmission and distribution sections of LIPA. Brooklyn Union Gas, KeySpan, National Grid. In 2014 the transmission system was taken over by Public Service Group, commonly known as PSEG of NJ. PSEG continues to operate the electric system under contract until 2030 when the operation is up for grabs. one company is in NJ the other is in Texas. Do you want this kind of service from a power authority with no local roots or from a Poughkeepsie based company with 126 years of experience?

The State cannot keep the roads in passable condition-paved, guide rails fixed and trees removed.

The bill also states that natural gas is completely done away with over time. The cost of replacing all gas equipment with electric equipment is \$3.5 billion to be borne by customers in cities where residents can least afford it. The politicians ultimate goal is to have all the utility companies under the same power authority. When you are asked to support this measure I ask that you do not. .

Memo

To: Town Supervisor and all Town Board Members
From: Carl Baden, Highway Superintendent
Date: 6/18/26
Re: Highway Department Report

Operations at the Highway Department are going well.

1. seeking to hire Jacquelyn Brousseau as Highway Secretary

2. seeking to hire Joseph Cotton as a hmeo

3. annual mandatory training

① 4. took delivery of new tractor

6/18 truck

5. roller is fixed and we have started shim work & t.l.

6. tree clean up from storms

Town of Pine Plains

PO Box 955
Pine Plains, N.Y. 12567
518-398-7110

Ed Casazza
Code Enforcement Officer
Zoning Enforcement Officer

office hours
Wednesday 10:00-noon
Saturday 10:00-noon

June 3, 2026

MONTHLY REPORT FOR MAY 2026

Building Permits
Shed-Gerrer-26 Birch
Roof Replacement- Cano-30 Myrtle
Shed-Dallman-53 Willow
Garage-Free-591 Prospect Hill
Roof Replacement-Benson-11 North Main
Furnace Replacement-Kestenboun-8 Meusel Cross
Garage- Caswell- 319 Stissing Mt.
Shed- Murphy-Lake Rd.
Heat Pump-Humeston-112 Birch Dr.

Total New Homes This Year-0
CO Searches This Month-4
Site Inspections This Month-9
Property Maintenance This Month-2
CO's This Month-3
Total Permit To Date-25

COMPARISSON

This Month	Total For Year To Date
2026-9	25
2025-5	29
2024-7	24
2023-14	41
2022-10	43
2021-10	28
2020-7	23
2019-8	20
2018-3	8

PPWIA

Monthly Report

June 2026

- ☒ Business as usual
- ☐ Meters read and bills sent
- ☒ Payments processed
- ☒ Monthly reports sent
- ☐ Leaks detected and repaired
- ☐ Maintenance of building

Comments:

- A. Monthly report has been submitted to the Health Department. Average daily flow for the month are elevated due to a pair of fire events and also a few pool water purchases.
- B. Water Meter Maintenance: 1 meter was rebuilt.
- C. Utility Mark out: 2 Water line mark-outs were performed in the last month.
- D. Chlorinator: The six (6) month chlorine supply was ordered and will be delivered during the 1st week of July.
- E. Water Samples: A water sample for PFOA/PFOS was taken in accordance with our annual water testing schedule for 2026. Once the results are received, they will be forward to the Department of Health and included in the annual water quality report.
- F. Lead and Copper Samples: The department will be coordinating with 10 residential property owners to obtain first draw water sample for lead and copper. Due to past results being below the NYSDOH action level, the PPWIA is on a reduced sample schedule allowing 10 samples to be collected every three (3) years.
- G. I was contacted by the Dutchess County Department of Public Works expressing interest in exploring the potential of connecting into the water system to serve their Highway Outpost building located on County Route 83. I indicated that the Town would be interested in discussing this matter further.
- H. 2026 2nd quarter meter readings will be taken at the end of June and bills will be mailed out during the first week of July.

PINE PLAINS POLICE DEPARTMENT

MONTHLY ACTIVITY

MAY 2026

HOURS	Hughes #1	Camburn #4	Dean #6	Perrotta #7	Johnson #8	Fantroy #9	Blauvelt #10	Totals
COURT	6	3						9
PATROL	2		62	33.5	64	25		186.5
DISCOVERY								
TRAINING				18		32		50
DETAILS								
SCHOOL DUTY						1		1
ADMINISTRATION	6	16				.5	10	32.5
INVESTIGATIONS	3			8		5		16
VEHICLES	10					.5		10.5
SUPERVISE/FTO	5	76					25	106
OTHER	8	8					5	21
TOTALS	40	103	62	59.5	64	64	40	432.5
ACTIVITY								
INCIDENTS					8	2		10
FIRE / EMS			1		1	1		3
DOMESTICS								
PROPERTY CHECKS						6		6
ACCIDENTS					1	1		2
TRAFFIC WARNINGS			1	4	6	10		21
TRAFFIC TICKETS			1	6		10		17
PARKING WARNINGS						2		2
PARKING TICKETS								
DWI/DWAI				1				1
VIOLATIONS ARRESTS								
MISD ARRESTS								
FELONY ARRESTS								
TOTALS	0	0	3	11	16	32	0	62

PINE PLAINS POLICE DEPARTMENT

MONTHLY SCHEDULE REPORT

FOR THE MONTH OF May 2026

OFFICER	SCHEDULED	ACTUAL	PLUS	MINUS
# 1 Hughes	0	6		
# 2				
# 3				
# 4 Camburn	14	12		2
# 5				
# 6 Dean	10	10		
# 7 Perrotta	4	4		
# 8 Johnson	FTO	Training		
# 9 Fantroy	4	4		
#10 Blauvelt	FTO	Training		
TOTAL SCHEDULED	32			
TOTAL COVERED		36		
TOTAL UNCOVERED		2		

DEPARTMENT HEAD SIGNATURE

 Sgt. #4 DATE 06/18/2026



Continuous Reports

On 05/06/2026 RO Johnson graduated from Columbia-Greene Police Academy attend by (1st Sgt. Hughes & Sgt. Camburn)

On 05/06/2026 The Pine Plains Police Department (1st Sgt. Hughes & Sgt. Camburn) provided security for the Pine Plains Court for DA Court.

On 05/13/2026 (Sgt. Camburn) provided security for the Pine Plains Planning Board Meeting.

On 05/20/2026 The Pine Plains Police Department (1st Sgt. Hughes & RO Johnson) provided security for the Pine Plains Court for Traffic Court.

On 05/21/2026 (1st Sgt. Hughes & Sgt. Camburn) gave the police report at the Pine Plains Town Board Meeting.

On 05/25/2026 The Pine Plains Police Department (1st Sgt. Hughes, Sgt. Camburn, Cpl. Blauvelt & RO Johnson) handled traffic control for the Memorial Day Parade.

End of report

Town of Pine Plains
Dog Control Officers Monthly Report
For the Month of: MAY 2026

Description	Current Month	Year to Date	Previous Year
Administrative/Training/Call Out hours/Phone/meetings.	9.5	37	156.5
Shelter maintenance hours	4	9	47
Calls received	0	3	18
Miles traveled	0	2	103
Complaints Investigated	0	1	14
Training & meetings attended	1	2	4
Missing & found dogs reported to DCO	0	0	5
Dogs seized	0	0	2
Notice to comply issued	0	0	6
Citations for court-issued	0	0	4

Notes &Comments:

1. NYS Ag & Markets inspection completed (Need to apply water proof sheets inside both kennels in bedding area). Reinspection set for 16 July 2026

Respectively Submitted,
Richard Prentice Jr



Please pass along the following updates:

Summer track is not happening because of the track being redone. I spoke with Tara Sullivan and she decided it would not be feasible to try and run the events at the ballfields.

The beach is open for the season, open 6 days per week, 10-6, closed on Wednesdays.

Soccer had their last spring date this past Saturday. The uniforms look great. It was nice seeing the kids at Community Day with their soccer kits. :)

We will post a fall season in a month or so.

Camp registration is still open for kids - July 6th - August 14th.

We are still in need of more volunteers to help with the dugout build. We have a target of starting the week after July 4th. Please email me at recreation@pineplains-ny.gov

Thanks!

Jen

Pine Plains Town Clerk

From: Keary Hanan [REDACTED]
Sent: Friday, June 12, 2026 10:08 AM
To: Pine Plains Town Clerk
Cc: Scott Chase
Subject: Resignation – Pine Plains Zoning Board of Appeals

Dear Madelin,

I am writing to formally resign from the Pine Plains Zoning Board of Appeals. As I have relocated from Pine Plains, I am no longer able to serve in this capacity.

I apologize for the delay in sending this letter, and I am grateful for the opportunity to have served the community on the Board.

Thank you for everything.

Warm regards,
Keary Hanan

Keary Hanan

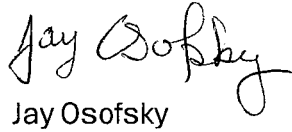
May 8, 2026

To Whom It May Concern:

I would like the Pine Plains Town Board to accept my name as an alternate to the Zoning Board of Appeals.

This has been reviewed and accepted by the ZBA chair, Scott Chase.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Jay Osofsky". The signature is fluid and cursive, with the first name "Jay" and last name "Osofsky" clearly distinguishable.

Jay Osofsky

Counselors

From [REDACTED]
To supervisor.secretary@pineplains-ny.gov <supervisor.secretary@pineplains-ny.gov>
Date 2026-05-20 15:22

Pine Plains Summer Day Camp 2026

Full Time Counselors :

✓ Shelby Cornelius *Head*
✓ Emma Brenner
✓ Alana Scofield
✓ Amelia Böpp
✓ Anthony Martucci
Brent Macri *sub*
✓ Catlin Dillinger
✓ Gabby Torre
✓ Giana Dormi *sub*
WAT Paige Foley *sub*
✓ Logan Kapple
Jackson St. Bernard *sub*
WAT [REDACTED] *sub*

Substitute Counselors :

~~[REDACTED]~~
~~[REDACTED]~~
~~[REDACTED]~~
~~[REDACTED]~~