

August 15, 2026

**PINE PLAINS PLANNING BOARD MEETING MINUTES**

**Wednesday, August 12th, 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  
Dick Hermans  
Steve Patterson

**ABSENT:** Ari Kardasis, Alternate

**ALSO PRESENT:** Warren Replansky, Town Attorney  
George Schmidt, Town Engineer  
Trevor Roush, Town Board Member  
Christopher Prentis, Applicant, via Zoom  
Wesley Chase, Applicant  
Tom Angell, Counsel  
Members of the Public

Chairman Stabile opened the meeting at 7:40PM with a quorum.

**Blackburn Trust Special Use Permit (00:1:49-00:15:35):**

Christopher Prentis of Lower Hudson Forestry Services, LLC said he was representing the Kathy Jane Blackburn Trust and said their application was for a commercial timber harvest at tax parcel #738990. Prentis said the parcel is approximately 78 acres of which a timber harvest is proposed on 42 of these acres. Prentis said it is a mix of hard and soft wood ranging in diameter from 8 to 38 inches. It is a total of 426 trees that will be removed. The tops will be slashed to 3-foot high or lower. Prentis said the property has been managed since 1988 by the NYS DEC Forest Tax Law 480A program, certificate number 13-069. The last time the property was harvested was in 2008.

Prentis said there are some steep areas of the property so all the trails will have erosion control devices installed as per the NYS Best Management Practices for Forestry dictates. All

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the trails are pre-existing and no new trails will be created. Prentis said there is a DEC declared wetland in the far eastern portion of the property that no harvesting or skidding will occur within 800 feet of. There are no rare, threatened, or endangered species identified on the property, nor is the property in a critical environmental area. Access to the property will be made via State Road Rt. 199 at the corner of Factory Lane. There is pre-existing landing there from the harvest of 2008. The project is expected to take 6-7 weeks.

Stabile asked what occurs at the landing. Prentis said the logs are brought there and processed and the truck then picks them up there.

Hermans asked if the slash would remain in the woods. Prentis said the slash will be left in the woods but looped down to 3-foot high or less.

Hermans then asked about the hours of operation - Prentis said they would follow whatever is in the town's code or what the town prefers. Roush said it is 7am to 7pm 7 days a week. It was discussed what was done for Carson Power and Stabile said it is not in the code, the planning board just dictated their hours.

Stabile asked for a motion to set a public hearing for September 9<sup>th</sup> at 7:30PM. Motion by Patterson, second by Chase, all in favor, motion carried.

DiMaria said the applicant's application dictates that no logging operations shall occur between 8PM and 8AM. Prentis said they will abide by this.

Schmidt said they will need a temporary entrance permit from the DOT for using Route 199.

The application will be referred to the county for a 239M referral.

Stabile asked for a motion to accept part one of the EAF and to declare the planning board lead agency for the SEQR review. Motion by Chase, second by Patterson, all in favor, motion carried.

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

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**CEEN Site Plan Amendment (00:17:14-00:54:20):** Stabile asked Wesley Chase if he had a map, W. Chase replied no, since he would not have had time to submit it 10 days prior to the board so he will submit it with the amended site plan application. Replansky said then we cannot move forward without the map and asked if they were still operating the facility. W. Chase said he would prefer to speak to Chairman Stabile. Stabile said from what he and Schmidt observed at the site visit the day prior, yes, they are still operating Crown Oil and Propane Fuel at the property.

Replansky asked why the application was not submitted. Stabile replied that W. Chase just completed the survey and there wasn't time. Stabile asked if the driveway easement was shown on the previous map and W. Chase replied that no, it wasn't, because it was a simpler drawing of the site. Replansky asked if the new map will show the easement and W. Chase replied yes.

Replansky asked the neighbor of CEEN's property counsel, Tom Angell, to fill in the board in on the status of the driveway maintenance agreement.

Angell said he represents Gallatin Barn Creation, Inc., owner of the property in front of CEEN's property. Angell said his client is not opposed to what is going on at CEEN's property but he is concerned about the driveway that goes across the property. He said the driveway is in bad shape after this past winter. Angell said there is only a 10-foot easement towards the entrance at Route 199 and towards the rear of the property it veers off and is just dirt and not level and not considered a driveway. Angell said he was there recently at 8am and witnessed quite a bit of traffic utilizing the driveway. Angell doesn't feel a 10-foot driveway would work on this parcel unless stoplights were installed. Stabile asked if Angell means if the driveway was upheld to 10 feet, as now it is 20 feet. Angell replied yes, as it is now, it is fine. Angell said his client is willing to expand the easement; however he is looking for the roadway to be paved. Angell said he believes the town's driveway ordinance requires 16 feet for a common driveway.

Angell said there is another issue on the property with drainage. Angell said after a heavy rainstorm the retention pond that was constructed failed, which flooded the back of his client's lot and entered into his building. Angell asked if the retention pond was on the site plan and Stabile replied it was not. Angell said the retention pond has made things worse.

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Angell said the other issue is when there is heavy rain it drains down into his client's property. Chase asked to clarify if the water flowing downhill is a problem. Angell replied yes.

Stabile said he and Schmidt observed the catch basins when they did their site visit. Stabile asked Angell if the catch basin near Rt 199 was filled in. Angell said yes, it was, as it was felt it was not effective and a complaint about not being able to cross the easement with the catch basin there. Angell said his opinion is that it needs to be engineered.

Replansky asked if there has been an agreement that the driveway would be paved. Angell replied that there has been some discussion regarding it. Angell said one issue coming up is who will be maintaining it. Angell said his client feels that CEEN should be responsible for it for the first 10 years since he feels they have a responsibility to build a road that will hold up for 10 years, after which he would split the maintenance with them.

The board then reviewed some of the driveway/easement specifications in the town's code with Replansky.

W. Chase said he does agree with Angell's client that paving the driveway makes sense due to the dust that it creates when the traffic goes by.

Stabile asked Angell if his client was also seeking monetary compensation. Angell said the only compensation his client is looking for is payment of his legal fees. Angell said his client has tried to work this out with CEEN as they have been friends for decades. His client wants it to be worked out reasonably.

W. Chase said he does understand there are drainage issues, as it is one of the lowest areas of the town. W. Chase said the culverts need to be looked at, etc. W. Chase said he knows both parties and hopes to make headway with both. W. Chase said CEEN hasn't appeared before the board for their site plan amendment application as they were waiting for this situation to be sorted out first. W. Chase said he would be submitting the application at this point.

Angell said a drainage pipe was blocked when CEEN recently regraded the parking lot area. Angell said there is also an issue in the rear corner of the property. W. Chase said there was a catch basin that led to his client's property and then

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went to a culvert pipe that drained out in the rear of CEEN's property. W. Chase said he isn't sure what maintenance has been done since then, as it was placed there when the building was constructed. W. Chase reiterated that a solution needs to come up that is amicable to both parties.

Stabile asked Angell if his client has any suggestions regarding the drainage. Angell said in terms of drainage if there is a retention pond it should be constructed in a way that it does not break and flood your neighbor's property during a rainstorm.

Angell said some direction from the planning board would help with the negotiations. Replansky said the new application may address all the issues brought up. Schmidt said he suggests filling in the retention pond. The board said that the stormwater run-off should be addressed in the new application. Angell asked about the driveway requirements. Stabile replied a driveway that is appropriate to handle 10-15 large trucks going in and out, plus personal vehicles, on a daily basis. Replansky said this is set forth in the highway specifications of the code, but won't all necessarily be imposed. Stabile said an engineer needs to draw it up and say what is needed.

Stabile said the board looks forward to receiving the new application.

**Other Business:** DiMaria asked Replansky for the status on Stissing Farms. Replansky said he has not heard from them but feels the time has come to serve them with a violation notice. Stabile asked what for and Replansky replied that they are still renting the spaces when the complex has changed to condominiums. Chase said he was concerned about residents being kicked out of their houses and DiMaria said that the board needs an answer and/or a plan. Replansky suggested a formal letter from the planning board to appear at the next meeting and explain their intentions. Chase asked why the town needs to enforce this and Replansky replied that it is was a condition of the past approval. DiMaria said he is concerned if the condominium plan is enforced then a lot of people will need to leave their homes and there are no rentals. Stabile said the planning board could relay to Stissing Farms that the board is open to the property remaining rentals. Replansky said theoretically the owners can own all the condominiums and rent them out, but this was not the intent they came to the town with. Replansky said it needs to be straightened out and said Stabile should send a letter asking them to appear at the next meeting.

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DiMaria asked about Dale Mitchell's property as he is adding more tiny homes to his property next to Stewart's Shops. Casazza will get in touch with Mitchell and inquire, since the previous time Mitchell appeared before the board he said he would be slowly removing the tiny homes.

Stabile mentioned the scaffolding is off of The Stissing Center. Casazza said there is still some there that will remain for a bit. Stabile asked if they were still doing the plans for the back of the building and Casazza said yes.

Stabile asked for a motion to adjourn at 8:45PM, motion by DiMaria, second by Hermans, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile