

September 10, 2026

PINE PLAINS PLANNING BOARD MEETING MINUTES

Wednesday, September 9th, 2026

7:30 PM

In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
David Allan, Alternate
Scott Cavey
Dick Hermans

ABSENT: Rory Chase
Ethan DiMaria
Kate Osofsky, Co-Chair
Steve Patterson

ALSO PRESENT: Warren Replansky, Town Attorney
George Schmitt, Town Engineer, via Zoom
Ed Casazza, Town ZEO
Jeanine Sisco, Town Board Member
Christopher Prentis, Applicant, via Zoom
Catherine and Michael Dillinger, Applicants
Wesley Chase, Applicant
Members of the Public

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

Blackburn Trust Special Use Permit Public Hearing (00:05:42-00:33:08): Stabile asked the applicant to give a brief summary of the project and any changes. Prentis said they were in front of the board for a timber harvest on state road Rt. 199. Prentis said they were harvesting 42 acres of the approximately 78 acres. Prentis said the parcel is enrolled in the DEC 48A forest tax law program since 1988. Prentis said there have already been a few harvests on the site and this one will be part of the state approved management plan. Prentis said they will be using the state's best management practices for erosion control and stabilizing the trails. The landing area will be smoothed and cleaned of debris and seeded and mulched at the end of the project. Prentis said they will be using an old landing created twenty years ago on Rt. 199. Prentis said the DOT is aware and has no issues. Prentis said the contractor will be applying for the DOT permit.

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Stabile asked for a motion to open to the public hearing, motion by Cavey, second by Hermans, all in favor, motion carried.

Stabile asked Schmitt if he had any issues with the project. Schmitt replied no, it is part of silva culture process that is part of agriculture. Schmitt said if the DOT is okay with the landing and entrance then he is as well. The board then reviewed the landing area pictures with Prentis.

Hermans asked about the hours of operation. Prentis said he is fine with whatever the town's code says. Replansky said it says no timber harvesting from 8PM to 8AM. Stabile asked if this would be seven days a week and Prentis said they typically do not work on the weekends. Stabile and the board decided 8AM to 6PM would be good. Prentis said this was fine, especially moving into the winter. It was decided that the hours would be 8AM to 6PM Monday to Saturday.

Hermans asked if they were restricted by the DEC not allowing harvesting while bats are active. Prentis said no because the project is not in any area with rare, threatened, or endangered species.

Stabile asked if there was anyone looking to speak on the application - there were none.

Stabile asked about the separation from the landing area to a property on Factory Lane, as the planning board received an email from a concerned citizen regarding this. Prentis said to the house it was 150 feet away and about 50 feet from the property line. Stabile asked what happens at the landing area. Prentis said there is some cutting but the majority is done in the woods. Stabile asked if harvesting would take place near there. Prentis said no trees are marked within 25-30 feet of the property line. A member of the public, Jay Osofsky, said there is a 50-foot buffer zone in the code.

Replansky asked about the approved timber harvesting plan. Prentis said the plan was in the application. Stabile asked for Schmitt to review the plan to make sure it was up to code. Prentis said everything is in the application, erosion control, etc.

Stabile asked for a motion to close the public hearing. Motion by Hermans, second by Allan, all in favor, motion carried.

Prentis said silva culture is exempt from SWPPP.

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The board will do SEQR and review a resolution at the next meeting.

Dillinger Special Use Permit and Site Plan (00:33:18-00:45:58):

Michael Dillinger said they were looking to put a tiny house in their backyard for his mother-in-law. They have spoken to the BOH and their current septic system is approved. Dillinger said his neighbors are fine with it.

Stabile said a site plan will be required showing where the house will be placed and where the septic is, etc.

Replansky said they'll have to make application to the water department.

Catherine Dillinger said there will be no additional driveway.

Stabile asked for a motion to set a public hearing for October 14th at 7:35PM, motion by Hermans, second by Allan, all in favor, motion carried.

Sisco asked if they need to make application to the water department prior to the planning board's approval. The applicant said they are going off their current home's water system, so no new path will be needed.

Sisco then asked if there was ever a resolution regarding sending the certified letters required by the applicant. Sisco said they are very expensive and do not actually go certified. Sisco asked if the letters could just be sent via regular mail. Stabile said they would need to look at the code and will work from there. Stabile asked Replansky if it was necessary to send certified letters should it ever come up in a lawsuit. Replansky said usually not receiving proper notice wouldn't nullify an approval.

Dillinger asked the area that would receive the letters - Secretary Devine replied 300 feet.

CEEN Site Plan Amendment (00:46:10-01:24:05): Chase said he submitted the site plan amendment application. Chase said he met with the neighboring property owner and walked the area and came up with the drainage plans for the issues currently happening.

Stabile asked Curtis Simmons, neighboring property owner, if he agrees with this. Simmons said he met only with Chase, and they

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were in agreement, about what needs to be done with the drainage and paving of the road. Simmons said he doesn't know how CEEN feels about it. Chase said he is confident that there will be an agreement.

Chase said he and Casazza made the determination that the storing of the propane trucks on the property falls under equipment storage, which was previously approved. Chase said he understands the board's concerns of traffic, environmental issues, etc. that this type of equipment can bring to the table.

The board reviewed Chase's letter to them.

Stabile said the determination that the truck storage at the property falls within the original definition of equipment storage was never made by the ZEO.

Chase then discussed other points of the application.

Chase said he is putting together a traffic information study of how many trips are happening in a day and/or an hour. Chase said significant in the EAF handbook for traffic is an increase in traffic of 100 trips per hour. Schmitt mentioned it is actually 100 trips during peak hours. Schmitt said even ten trucks being stored there wouldn't equal this. Schmitt said putting it down on paper wouldn't hurt anything. Stabile said if the DOT is happy then the planning board will be happy.

Chase asked that Replansky refrain from communicating with the adjoining owner's counsel. Stabile said that Replansky represents the planning board, and may need to do so. Chase said there has been an escrow requested that he feels goes to Replansky. Stabile said by law the planning board shall recoup all expenses incurred by the board for applicants for professional consultants who are consulted.

Chase said when Replansky speaks to the neighbor's attorney, CEEN is charged escrow, and he does not understand why. Stabile said this is because a driveway maintenance approval was on the original approval and technically this item was never met and the facility shouldn't have been opened to begin with without it. Chase said he would like to see the fine details of the escrow from the past 6 months. Chase said he wouldn't like the consultant to do anything on his own without speaking to the planning board first. Stabile said this was not possible, as he is not going to micromanage the consultants.

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Simmons asked if the concern of the planning board was the volume change in traffic or the storage of the trucks. Stabile said part of the volume change is part of the items that would be looked at with this application. The DOT considers it a change of use and it needs to be evaluated. The planning board is fine with what the DOT says. Simmons said that is one of his issues is the volume as well.

Chase said he submitted an application with an SFEAF form, a data statement, etc. Chase said he was still working on the detailed map and right of way and drainage plans. Replansky said he feels a LFEAF is needed. Schmitt said he didn't feel a LFEAF was needed but said if the board was more comfortable with one, that is their decision.

Replansky said the applicant is in violation and feels this should be addressed before an accident happens on the property. Stabile said there has been progress and it can take time.

Chase asked if there were any other issues he should look at. Stabile said spill prevention, fire safety, stormwater mitigation, road maintenance agreement, and the DOT. Replansky said it is the applicant's responsibility to figure this out.

Malarchuk Minor Subdivision (01:24:08-01:36:43): Chase said the property is on Skunks Misery Road and a portion falls with the town Northeast as well, but the majority is in Pine Plains. Chase said they are removing a 5-acre lot out by the house on the property from the of the 162.41 acres of the property. Stabile asked if information needed to be sent to Northeast. Replansky said a coordinated review with their planning board would be needed. Stabile asked if a letter would suffice and Replansky said yes. Chase said he would speak to their planning board chairman (it was later determined that a coordinated review would not be needed).

Chase said the farm is for sale and they are preserving the house on the property.

Stabile asked if a public hearing was needed. Replansky said it could be waived. Chase said he was under the impression that a hearing would be needed. Stabile asked for a motion to schedule a public hearing for October 14th at 7:45PM, motion by Cavey, second by Hermans, all in favor, motion carried.

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Approval of August Minutes: Stabile asked for a motion to accept the August meeting minutes, motion by Hermans, second by Allan, all in favor, motion carried.

Other Business: Hermans said the slaughterhouse, previously approved, is planning on having a smoke house and is this something covered under Ag & Markets. Stabile said he would look into this, as he wasn't sure.

Stabile asked for a motion to adjourn at 9:03PM, motion by Cavey, second by Allan, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile