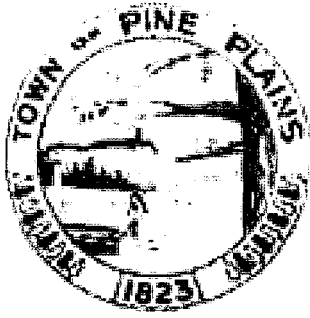




Town of Pine Plains
Town Board Agenda
September 17th, 2026
7 PM

1. Call to Order
2. Pledge
3. Approval of Minutes
4. Approval of Bills
5. Public Hearing continued 7:05
 - a. Farm Market Local Law
 - b. Local Law Pine Plains Code Chapter 7
6. Town 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

September 17, 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 Jeanine Sisco, Councilman Kevin Walsh, Councilman Trevor Roush, and Councilwoman Murphy Birdsall were present. Also in attendance were Attorney to the Town Warren Replansky, PPWIA Ray Jurkowski, Sargeant Steven Camburn, Beautification Co-Chair Vikki Soracco and 5 members of the public.

The following link is the full recording of the Town Board meeting:

<https://www.youtube.com/watch?v=VcsW11IML1A&t=2165s>

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

Councilman Roush motioned to accept August 20, 2026, Town Board minutes, and to approve the August 2026 Town Clerks report seconded by Councilwoman Birdsall. 5-0 Passed.

Roush motioned to pay the following bills General 2262-22697 and 22714, Highway 22698-22713 and Water 425-428 seconded by Birdsall 5-0 Passed.

Department Report- Highway Department- on file.

Building Inspector- on file.

PPWIA/Engineer- Ray Jurkowski read report on file.

Attorney to the Town- Warren Replansky discussed the Bi-Furcated short form environmental study (on file). There were no public comments. Councilwoman Sisco motioned to close public hearing, Roush seconded, 5-0 Passed. Sisco motioned to accept "Resolution Adopting Local Aw No. 3 of the Year 2026 Amending Article II, Section 275-6 of Chapter 275 of the Town Code, seconded by Birdsall, Roll Call was taken 5-Aye 0-Nay Passed. Replansky discussed the short form environmental review for proposed Local Aw amending article XVIII, section 275-11 of chapter 275 of the code regarding Farm Stands. There were no public comments. Sisco motioned to close the public hearing, seconded by Roush, 5-0 Passed. Birdsall motioned to accept the "Resolution Adopting the Proposed Local Law Amending Article XVIII, Section 275-116 of Chapter 275 of the Code with Regard to the Definition of Farm Stand and Introducing a New Local Law Amending Article XI, Section 275-569V) of Chapter 275 of the Town Code with Regard to Farm Markets", seconded by Roush, roll call was taken 5-Aye 0-Nay. Roush motioned to approve "Resolution Authorizing the Attorney to the Town to Sign the Consent Agreement Concerning the Representation for Purposes of Collective Negotiations with the Pine Plains Police Department" seconded by Birdsall 5-0 Passed. Attorney to the Town Warren Replansky discussed the status of the double utility pole removal and needs to discuss a tax certiorari case is executive session.

Public Comment- Supervisor Walsh let the Board know there will be a Turkey 5k Run for the Pine Plains Recreation department at the Lions Club. There is a \$15.00 entry fee and there will also be a half mile kid run. Roush let the Board know that on October 11, from 10 am to 3 pm FOSL will be hosting an open house and mill tours. Sisco discussed a public forum meeting to discuss the use of FLOCK cameras in Dutchess County on September 23, at the Pleasant Valley Town Hall at 5 pm. Vikki Soracco- Thanked the volunteers for putting the flag up on the tower

for September 11. Brock Sturdivant- Asked about the status of ethic complaints that were filed. Also discussed his concerns about the Pine Plains Herald spreading misinformation about the Peck's property and provided information from the Building Inspector.

Department Reports- Police- Report on file. Camburn thanked NYS Police, Dutchess County Sheriffs and the Pine Plains Fire Department with assistance with a car fire. Sisco asked about the complaints that were brought up at the last meeting. Camburn stated the department has been adding more overnight patrols. Roush asked about a new police vehicle.

Animal Control- On file.

Recreation- On file.

CAC- Birdsall gave an update on the adult swimming area, and the grant for the Natural Resource Inventory.

Beautification Committee-Co Chair Vikki Soracco said the final design is almost finished for the back of the "welcome to Pine Plains signs" the Committee will be cleaning bricks on the curb of the sidewalks in Town. Soracco asked about the status of the RFP for the sidewalk in the center of Town. There will be an open meeting at the Community Center to help generate interest in the committee and to find out what townspeople would like to see the committee doing.

Old Business- Supervisor Walsh stated the catch basin at the library will be completed in the next couple of weeks. Sisco asked about the status of the dark sky complaint lights. Sisco also asked if Nelson Zayas could come and give a presentation to discuss the number Dutchess County 911 provided compared to the Pine Plains Fire Department.

New Business- Birdsall motioned to accept Ari Kardasis resignation from the Planning Board, seconded by Sisco 5-0 Passed. Roush motioned to accept the \$1500.00 for the roller, and \$8,200.00 for the trailer from the auction the Highway Department had, seconded by Birdsall 5-0 Passed. Sisco motioned to pay Harvey Meglio \$26/hr., seconded by Roush 5-0 Passed. Supervisor Walsh stated there will be a special meeting on October 6 at 6pm to discuss the 2027 Budget. Roush asked about limiting traffic on Pine and Maple for Halloween. Birdsall asked about the process of a block party.

Roush motioned to move into executive session with Attorney to the Town Warren Replansky to discuss tax certiorari case, and legal matters, seconded by Sisco 5-0 Passed.

Sisco motioned to move into regular session, seconded by Birdsall 5-0 Passed

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

Supervisor: Brian Walsh

Councilwoman: Jeanine Sisco

Councilman: Kevin Walsh

Councilman: Trevor Roush

Councilwoman: Murphy Birdsall

TOWN OF PINE PLAINS

Abstract Of Vouchers - Paid

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
GENERAL FUND A							
9/18/2026	91826	651 - Consolidated Com	\$51.31	2026-785	Police phone lines	016204.01.000.00	22662
9/18/2026	257410	Adirondack Enviromental	\$515.10	2026-783	Quarterly field service	081604.01.000.00	22663
9/18/2026	91826	Amanda Rockefeller	\$400.00	2026-786	3rd qtr medical buyout f	090608.01.000.00	22664
9/18/2026	91826	Bank Of Millbrook -	\$14.20	2026-811	Microsoft 365 bookkeep	012204.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$229.99	2026-811	Staples building inspect	036204.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$108.11	2026-811	Microsoft 365 town cler	014104.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$69.33	2026-811	Amazon bldg's & grd's	016204.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$18.72	2026-811	Microsoft 365 Supervis	012204.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$80.06	2026-811	Staples court paper, sta	011104.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$455.89	2026-811	Hudson River Cruise se	076200.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$479.88	2026-811	Hudson River Cruise se	076200.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$615.94	2026-811	Score sports soccer	071404.01.000.00	22665
9/18/2026	91826	Bank Of Millbrook -	\$104.00	2026-811	Zoom Flume beach	072304.01.000.00	22665
9/18/2026	240078	Conways Lawn & Power I	\$29.57	2026-812	253ft donut/black diamo	016204.01.000.00	22666
9/18/2026	475	Deb Phillips	\$175.00	2026-787	Sept 2026 Calendar	016704.01.000.00	22667
9/18/2026	91826	Domain Name Services	\$265.00	2026-784	5 yr renewal for domain	016204.01.000.00	22668
9/18/2026	2238521	Dowser, LLC	\$8.99	2026-788	1 - 5 gallon dowser spri	016204.01.000.00	22669
9/18/2026	2238521	Dowser, LLC	\$8.00	2026-788	1 - 5 gallon deposit, tow	016204.01.000.00	22669
9/18/2026	2238020	Dowser, LLC	\$7.95	2026-813	Service/delivery charge,	016204.01.000.00	22661
9/18/2026	2238020	Dowser, LLC	(\$48.00)	2026-813	Gallon return, hwy gara	016204.01.000.00	22661
9/18/2026	2238020	Dowser, LLC	\$48.00	2026-813	Gallon deposit, hwy gar	016204.01.000.00	22661
9/18/2026	2238521	Dowser, LLC	(\$8.00)	2026-788	1 - 5 gallon returns, tow	016204.01.000.00	22669
9/18/2026	2238521	Dowser, LLC	\$7.95	2026-788	1 Service/Delivery Char	016204.01.000.00	22669
9/18/2026	2238020	Dowser, LLC	\$53.94	2026-813	5 gallon spring water, h	016204.01.000.00	22661
9/18/2026	0007844603	Gannett New York / New	\$50.88	2026-789	Town Board adaption a	010104.01.000.00	22670
9/18/2026	0007844603	Gannett New York / New	\$48.54	2026-789	Town Board adaption a	010104.01.000.00	22670
9/18/2026	0007844603	Gannett New York / New	\$53.22	2026-789	Planning board Lower	080204.01.000.04	22670
9/18/2026	GC00136669	General Code	\$1,295.00	2026-790	Ecode360 Annual Maint	016804.01.000.00	22671

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
9/18/2026	91826	Justin Nash	\$120.00	2026-791	Water usage for park irr	085100.01.000.00	22672
9/18/2026	Aug26	Kerri Yamashita Attorney	\$140.00	2026-824	Special prosecutor fees	014204.01.000.00	22673
9/18/2026	1184	LJMN Meddia, Inc	\$66.50	2026-829	Planning Board Lower	080204.01.000.04	22674
9/18/2026	1062	LJMN Meddia, Inc	\$103.25	2026-792	Legal notice Town Boar	010104.01.000.00	22674
9/18/2026	1119	LJMN Meddia, Inc	\$325.50	2026-828	Town Board 2027 bids f	010104.01.000.00	22674
9/18/2026	91826	Megan Brenner	\$28.23	2026-834	Supplies for field day ca	071404.01.000.03	22675
9/18/2026	91826	Mikaela Ware	\$125.00	2026-793	Pre paid for camp, child	002001.01.000.50	22676
9/18/2026	36412	Moore & More Printing	\$40.00	2026-794	Hunting schedule cards	014104.01.000.00	22677
9/18/2026	36408	Moore & More Printing	\$75.00	2026-795	Envelopes - Board of A	013554.01.000.00	22677
9/18/2026	00000002341847	MVP Health Care Inc	\$3,637.17	2026-830	Baden	090608.01.000.00	22678
9/18/2026	00000002341847	MVP Health Care Inc	\$2,169.54	2026-830	Johnson	090608.01.000.00	22678
9/18/2026	CINV022737	MVP Health Care Inc.	\$3.25	2026-782	Baden	090608.01.000.00	22679
9/18/2026	CINV022737	MVP Health Care Inc.	\$3.25	2026-782	Johnson	090608.01.000.00	22679
9/18/2026	601873	Napa Auto Parts	\$15.36	2026-796	1 microfiber towel 25 pk	031204.01.000.00	22680
9/18/2026	601873	Napa Auto Parts	\$6.00	2026-796	2 new ccar vent 4 pk	031204.01.000.00	22680
9/18/2026	565846	Napa Auto Parts	(\$65.58)	2026-832	Credit	031204.01.000.00	22680
9/18/2026	601873	Napa Auto Parts	\$8.54	2026-796	1 window clean	031204.01.000.00	22680
9/18/2026	601873	Napa Auto Parts	\$10.99	2026-796	1 newcarsprair	031204.01.000.00	22680
9/18/2026	601873	Napa Auto Parts	\$19.96	2026-796	4 stoner invisible glass	031204.01.000.00	22680
9/18/2026	601873	Napa Auto Parts	\$17.40	2026-796	4 multi purpose	031204.01.000.00	22680
9/18/2026	10528	North East Ford	\$52.50	2026-833	DG1Z 16178 C ORNA	031204.01.000.00	22681
9/18/2026	10528	North East Ford	\$52.50	2026-833	DG1Z 16178 D ORNA	031204.01.000.00	22681
9/18/2026	20261672	Northeast Computer Serv	\$1,750.00	2026-816	Bldg inspector replaced	036204.01.000.00	22682
9/18/2026	20261672	Northeast Computer Serv	\$318.00	2026-816	Police troubleshoot & re	031204.01.000.00	22682
9/18/2026	20261684	Northeast Computer Serv	\$302.75	2026-815	Monthly agreement M3	016204.01.000.00	22682
9/18/2026	HP26BU-10	Northeast Computer Serv	\$99.00	2026-814	Service & support for D	016204.01.000.00	22682
9/18/2026	HP26BU-10	Northeast Computer Serv	\$50.00	2026-814	Service & support 3 AP/	016204.01.000.00	22682
9/18/2026	91826	NYS Municipal Worker's	\$8,639.75	2026-797	4th qtr installment 2026	090408.01.000.00	22683
9/18/2026	91826	NYSTCA	\$100.00	2026-798	7/1/26 - 6///30/27 Town	014104.01.000.00	22684
9/18/2026	94159	On Duty Uniforms	\$10.00	2026-799	Freight & handling	031204.01.000.00	22685
9/18/2026	94159	On Duty Uniforms	\$103.40	2026-799	1 Eagle top badge Mod	031204.01.000.00	22685

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
9/18/2026	94159	On Duty Uniforms	\$103.40	2026-799	1 Eagle top badge Mod	031204.01.000.00	22685
9/18/2026	91826-	Pine Plains Lions Club	\$3,000.00	2026-801	Space for summer cam	071402.01.000.02	22686
9/18/2026	91826	Pine Plains Lions Club	\$117.86	2026-800	Replace broken table c	071404.01.000.03	22686
9/18/2026	91826	Pitney Bowes Reserve A	\$2,000.00	2026-802	Meter refill	016704.01.000.00	22687
9/18/2026	483482	Pro Printers	\$922.14	2026-803	Hometown heros banne	002705.01.000.00	22688
9/18/2026	302124	RBT CPA's	\$2,430.00	2026-781	Mid-year analysis of all	013204.01.000.00	22689
9/18/2026	301026	RBT CPA's	\$3,200.00	2026-804	Cloosing 2025 books T	014104.01.000.00	22689
9/18/2026	1176	Roosters Route 82 Home	\$5.59	2026-817	Bulb for water truck (14	016204.01.000.00	22690
9/18/2026	1176	Roosters Route 82 Home	\$13.99	2026-817	Wire for basketball cour	016204.01.000.00	22690
9/18/2026	1100	Roosters Route 82 Home	\$14.37	2026-818	Wasp & hornet spray	016204.01.000.00	22690
9/18/2026	260515	Roosters Route 82 Home	(\$27.99)	2026-820	50 pk 24' blk cbl	016204.01.000.00	22690
9/18/2026	260515	Roosters Route 82 Home	\$21.49	2026-820	14" 100pc blk cable tie	016204.01.000.00	22690
9/18/2026	960	Roosters Route 82 Home	\$5.99	2026-821	Pro spray bottle	016204.01.000.00	22690
9/18/2026	1061	Roosters Route 82 Home	\$27.99	2026-819	50 pk 24' blk cbl	016204.01.000.00	22690
9/18/2026	971	Roosters Route 82 Home	\$28.47	2026-822	3 white marking paint	016204.01.000.00	22690
9/18/2026	336650-2026-07-	State Comptroller	\$2,399.00	2026-805	Fines collected & fees e	002610.01.000.00	22691
9/18/2026	91826	Time Consulting LLC	\$50.00	2026-807	Waterfront managemen	072304.01.000.00	22692
9/18/2026	91826	Time Consulting LLC	\$1,750.00	2026-807	Weekly swim tests & w	072304.01.000.00	22692
9/18/2026	91826	Time Consulting LLC	\$150.00	2026-807	Lifeguardd extension ce	072304.01.000.00	22692
9/18/2026	590571089	Toshiba Financial Servic	\$18.29	2026-831	Prop Damage Surcharg	016704.01.000.00	22693
9/18/2026	590571089	Toshiba Financial Servic	\$7.00	2026-831	Supply Freight	016704.01.000.00	22693
9/18/2026	590571089	Toshiba Financial Servic	\$345.43	2026-831	6/1/26 - 9/1/26 Ovverag	016704.01.000.00	22693
9/18/2026	590571089	Toshiba Financial Servic	\$136.85	2026-831	Contrnact9/1/26 - 10/1/	016704.01.000.00	22693
9/18/2026	590571089	Toshiba Financial Servic	\$28.33	2026-831	Overage	016704.01.000.00	22693
9/18/2026	1210340365	UniFirst Corporation	\$73.77	2026-806	Town hall mats	016204.01.000.00	22694
9/18/2026	1210337673	UniFirst Corporation	\$73.37	2026-808	Town hall mats	016204.01.000.00	22694
9/18/2026	197410	Valley Energy	\$626.53	2026-823	Police 130.80 gallons o	031204.01.000.00	22695
9/18/2026	6153113537	Verizon Wireless	\$31.27	2026-860	Recreation Dept	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Police	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Unit 167	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.32	2026-861	Officer dean	016204.01.000.00	22714

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
9/18/2026	6153113960	Verizon Wireless	\$37.32	2026-861	Police Police	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Camburn	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Unit 166	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Pd Computers	016204.01.000.00	22714
9/18/2026	6153113537	Verizon Wireless	\$36.99	2026-860	M Coons, hwy	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Pd Computers	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.32	2026-861	Officer in Charge	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.32	2026-861	Officer Perrotta	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	New Pd Laptop	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Police	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Unit 165	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.32	2026-861	Supervisor	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Car modem 2	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Car modem 1	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$37.99	2026-861	Car modem 3	016204.01.000.00	22714
9/18/2026	6153113537	Verizon Wireless	\$31.27	2026-860	Hwy supervisor, baden	016204.01.000.00	22714
9/18/2026	6153113537	Verizon Wireless	\$31.27	2026-860	Police	016204.01.000.00	22714
9/18/2026	6153113537	Verizon Wireless	\$31.27	2026-860	Police	016204.01.000.00	22714
9/18/2026	6153113537	Verizon Wireless	\$31.27	2026-860	Police blauvelt	016204.01.000.00	22714
9/18/2026	6153113960	Verizon Wireless	\$20.00	2026-861	Blauvelt	016204.01.000.00	22714
9/18/2026	LAug26	Warren S. Replansky, Es	\$388.50	2026-809	Professional Services L	014204.01.000.00	22696
9/18/2026	GAug26	Warren S. Replansky, Es	\$1,085.00	2026-810	Professional Services	014204.01.000.00	22696
9/18/2026	26090442706771	Welsh Sanitation A Casel	\$96.58	2026-827	1.5 yd fl service municipi	016204.01.000.00	22697
9/18/2026	26090142706772	Welsh Sanitation A Casel	\$137.95	2026-825	2 yd fl service municipal	016204.01.000.00	22697
9/18/2026	26090142706772	Welsh Sanitation A Casel	\$13.80	2026-825	Fuel service charge	016204.01.000.00	22697
9/18/2026	26090442706770	Welsh Sanitation A Casel	\$95.40	2026-826	8 yd fl service single str	016204.01.000.00	22697
9/18/2026	26090442706770	Welsh Sanitation A Casel	\$95.40	2026-826	8 yd fl service cardboar	016204.01.000.00	22697
9/18/2026	26090442706770	Welsh Sanitation A Casel	\$28.74	2026-826	Fuel surcharge	016204.01.000.00	22697
9/18/2026	26090442706771	Welsh Sanitation A Casel	\$9.66	2026-827	Fuel service charge	016204.01.000.00	22697
9/18/2026	26090442706770	Welsh Sanitation A Casel	\$96.58	2026-826	1.5 yd fl service municipi	016204.01.000.00	22697
Total			\$43,783.19				

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
Grand Total			\$43,783.19				

I hereby certify that the vouchers listed on this abstract for this period consisting of these attached pages were audited and allowed in the amounts shown. Authorization is hereby given and direction is made to pay each of the claimants the amount opposite his name.

Authorized Official

Date

Authorized Official

Authorized Official

Authorized Official

Authorized Official

Authorized Official

Authorized Official

TOWN OF PINE PLAINS

Abstract Of Vouchers - Paid

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
HIGHWAY FUND DA							
9/18/2026	12680	A-1 Communications, Inc	\$212.50	2026-840	Repeater service for 17	051102.03.000.00	22698
9/18/2026	IG08724	Capital Tractor Inc	\$19.18	2026-841	2 Plug R5B07	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$19.18	2026-841	2 Fittings R5B12	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$8.60	2026-841	4 Fittings R5B08	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$4.11	2026-841	Plug R5B04	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$8.04	2026-841	4 Plugs R5B01	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$29.03	2026-841	Shipping & Handling	051304.03.000.00	22699
9/18/2026	IG07879	Capital Tractor Inc	\$118.72	2026-842	Bolt for Tractor #7	051304.03.000.00	22699
9/18/2026	IG07879	Capital Tractor Inc	\$365.14	2026-842	Blade for Tractor #7	051304.03.000.00	22699
9/18/2026	IG07879	Capital Tractor Inc	\$98.39	2026-842	Shipping & Handling	051304.03.000.00	22699
9/18/2026	IG08724	Capital Tractor Inc	\$4.03	2026-841	Connector R5B11	051304.03.000.00	22699
9/18/2026	INVCAGG30611	Century Aggregates	\$1,170.78	2026-843	Type 7TV 15.01TN - Sc	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$780.00	2026-843	Type 7TV 10TN - Schul	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,173.12	2026-843	Type 7TV 15.04TN - Sc	051104.03.000.00	22713
9/18/2026	INVCAGG30611-	Century Aggregates	\$781.56	2026-844	Type 7TV 10.02TN - Mt	051122.03.000.00	22712
9/18/2026	INVCAGG30611	Century Aggregates	\$781.56	2026-843	Type 7TV 10.02TN - Sc	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,170.00	2026-843	Type 7TV 15TN - Schul	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,168.44	2026-843	Type 7TV 14.98TN - Ho	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,171.56	2026-843	Type 7TV 15.02TN - Ho	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,169.22	2026-843	Type 7TV 14.99TN - Sc	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$781.56	2026-843	Type 7TV 10.02TN - Jo	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,171.56	2026-843	Type 7TV 15.02TN - Sc	051104.03.000.00	22713
9/18/2026	INVCAGG30611	Century Aggregates	\$1,171.56	2026-843	Type 7TV 15.02TN - Sc	051104.03.000.00	22713
9/18/2026	4279355623	Cintas Corporation #616	\$4.99	2026-847	ABFoam Soap, hwy	051304.03.000.00	22701
9/18/2026	4279355623	Cintas Corporation #616	\$186.85	2026-847	Uniforms & Rugs, hwy	051104.03.000.47	22701
9/18/2026	4280104976	Cintas Corporation #616	\$3.09	2026-848	Hand Sanitizer, hwy	051304.03.000.00	22701
9/18/2026	4280104976	Cintas Corporation #616	\$4.99	2026-848	ABFoam Soap, hwy	051304.03.000.00	22701
9/18/2026	4278596222	Cintas Corporation #616	\$186.85	2026-846	Uniforms & rugs, hwy	051104.03.000.47	22701

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
9/18/2026	4278596222	Cintas Corporation #616	\$4.99	2026-846	ABFoam Soap, hwy	051304.03.000.00	22701
9/18/2026	4278596222	Cintas Corporation #616	\$3.09	2026-846	Hand sanitizer, hwy	051304.03.000.00	22701
9/18/2026	4277871427	Cintas Corporation #616	\$186.85	2026-845	Uniforms & rugs, hwy	051104.03.000.47	22701
9/18/2026	4279355623	Cintas Corporation #616	\$3.09	2026-847	Hand Sanitizer, hwy	051304.03.000.00	22701
9/18/2026	4277871427	Cintas Corporation #616	\$3.09	2026-845	Hand Sanitizer, hwy	051304.03.000.00	22701
9/18/2026	4280104976	Cintas Corporation #616	\$186.85	2026-848	Uniforms & Rugs, hwy	051104.03.000.47	22701
9/18/2026	4277871427	Cintas Corporation #616	\$4.99	2026-845	ABFoam soap, hwy	051304.03.000.00	22701
9/18/2026	100659	Colarusso Blacktop Co.	\$287.88	2026-849	2'''-4''' Stone 16.450TN	051104.03.000.00	22702
9/18/2026	100945	Colarusso Blacktop Co.	\$296.64	2026-850	Modified Item 4/18.45T	051104.03.000.00	22702
9/18/2026	91826	Garry J Pezze	\$82.70	2026-851	Retiree spousal health i	090608.03.000.00	22703
9/18/2026	91826	Garry J Pezze	\$190.11	2026-851	Retiree health insuranc	090608.03.000.00	22703
9/18/2026	00275708	Gas Products Industries,	\$35.34	2026-852	3 Industrial Cylinders	051304.03.000.00	22704
9/18/2026	9056258586	Grainger	\$133.39	2026-853	Hex nuts & screws	051304.03.000.00	22705
9/18/2026	JB1636110	Hudson River Truck & Tr	\$425.95	2026-854	Air regulator for Truck #	051304.03.000.00	22706
9/18/2026	91826	Karen Pineda	\$75.00	2026-855	9/8 Completing budget	051304.03.000.00	22707
9/18/2026	91826	Karen Pineda	\$18.75	2026-855	9/4 Chips & budget pre	051304.03.000.00	22707
9/18/2026	91826	Karen Pineda	\$75.00	2026-855	9/3 Chips & budget hel	051304.03.000.00	22707
9/18/2026	91826	Karen Pineda	\$43.75	2026-855	9/1 Chips help via phon	051304.03.000.00	22707
9/18/2026	0000002341847	MVP Health Care Inc	\$2,552.40	2026-830	M Coons	090608.03.000.00	22678
9/18/2026	0000002341847	MVP Health Care Inc	\$1,276.20	2026-830	B Meglio	090608.03.000.00	22678
9/18/2026	CINV022737	MVP Health Care Inc.	\$3.25	2026-782	B Meglio	090608.03.000.00	22679
9/18/2026	CINV022737	MVP Health Care Inc.	\$3.25	2026-782	M Coons	090608.03.000.00	22679
9/18/2026	601329	Napa Auto Parts	\$72.22	2026-856	Mobil Motor Oil	051304.03.000.00	22708
9/18/2026	91826	Randy Coons	\$400.00	2026-857	3rd Qtr Medical Buyout	090608.03.000.00	22709
9/18/2026	6073133947	Staples Advantage	\$36.23	2026-858	Paper towels for hwy ga	051304.03.000.00	22710
9/18/2026	197410-	Valley Energy	\$2,247.17	2026-859	On road Is Diesel hwy d	051304.03.000.00	22711
Total			\$22,412.79				

Paid Date	Inv. No.	Vendor	Amount	Voucher #	Description	GL Number	Check #
Grand Total			\$22,412.79				

I hereby certify that the vouchers listed on this abstract for this period consisting of these attached pages were audited and allowed in the amounts shown. Authorization is hereby given and direction is made to pay each of the claimants the amount opposite his name.

_____	_____
Authorized Official	Date
_____	_____
Authorized Official	Authorized Official
_____	_____
Authorized Official	Authorized Official
_____	_____
Authorized Official	Authorized Official

Memo

To: Town Supervisor and all Town Board Members

From: Carl Baden, Highway Superintendent

Date: 9/17/26

Re: Highway Department Report

1. Changed out the culvert pipe on Hicks Hill Rd.
2. Final mow of the dump on Hoffman Rd.
3. Oil & stoning is done 9/14
4. Tub grinder for brush pile is needed "Rancourt & Son" Land Clearing

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

September 5, 2026

MONTHLY REPORT FOR AUGUST 2026

Building Permits-
Deck- Scheele- 5 Myrtle
Generator- Mashomack- 7435 Rte. 83
New Home- Kong- 647 Bean River
Roof Replacement- Jenkins- 3459 Rte. 199
Replace HVAC & Heat Pump- Kittilsen- 2100 Rte. 83
Roof Replacement- Skidsell- 4 Meusel
Replace Dwelling- Zitz- 42 Hoffmen
Addition & Renovation-Vescio- 100 Prospect Hill Ext.
Solid Fuel Stove- Rivera- 47 Hammertown
Heat Pumps- O'Neil- 41 Birch
Roof Replacement- McPherson- 261 Lake Rd

Total New Homes This Year- 2
Co Searches This Month- 6
Site Inspections This Month- 12
Property Maintenance This Month -2
Co's This Month- 9
Total Permits To Date- 52

Town of Pine Plains

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Wednesday 10:00-noon
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September 5, 2026

COMPARISON

This Month	Total For Year
2026-11	52
2025-11	51
2024-8	56
2023-13	78
2022-18	83
2021-19	54
2020-7	48
2019-5	35
2018-3	18

PPWIA

Monthly Report

September 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. The average daily flow for the month remains consistent.
- B. Water Meter Maintenance: 1 water meter was replaced.
- C. Utility Mark out: Three (3) service line shutoffs were located and raised to grade.
- D. Maintenance: Cleaned and rebuilt both chlorinator pumps. Ordered replacement parts for both chlorinators.
- E. Well Pump #2: New motor started has been ordered due to sporadic electrical operation. Expect new unit before the end of the month.
- F. Well #1: Rebuilt the water main serving well #1 due to inaccuracy (30yrs old).
- G. Water Samples: Received Lead and Copper water sample results for 10 residential properties. All samples were below NYSDOH action levels. Samples were submitted to the DCDOH.
- H. Attended a meeting with the Hudson Company and Assemblymember Barrett's Office. The Hudson Company is seeking funding for water main improvements to serve the fire suppression system serving their proposed project.
- I. 3rd quarter meter readings will be taken during the last week of September, and water bills will be sent out in the first week of October.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: A Local Law Amending Article II, Section 275-6 of Chapter 275 of the Town Code			
Project Location (describe, and attach a location map): H-MS and H-R Zoning Districts			
Brief Description of Proposed Action: Amendment to Zoning Code to permit the owner of the property bifurcated by the H-R and H-MS zoning districts to apply to the Zoning Board of Appeals for an area variance to extend the uses permitted in the H-MS portion of the property to the H-R portion of the property			
Name of Applicant or Sponsor: Pine Plains Town Board		Telephone: 518-398-7155 E-Mail: supervisor@pineplains-ny.gov	
Address: 3284 Route 199, PO Box 955			
City/PO: Pine Plains		State: NY	Zip Code: 12567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☐	YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		N/A acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		N/A acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Pine Plains Water District	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ On site SDS	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Pine Plains Town Board</u> Date: <u>May 21, 2026</u> Signature: _____ Title: <u>Supervisor</u>		

TOWN OF PINE PLAINS TOWN BOARD

RESOLUTION ADOPTING LOCAL LAW NO. ____ OF THE YEAR 2026 AMENDING ARTICLE II, SECTION 275-6 OF CHAPTER 275 OF THE TOWN CODE

WHEREAS, the Town Board had accepted for purposes of commencing the local law adoption process, a Local Law amending Article II, Section 275-6 of Chapter 275 of the Town Code to address the problem of bifurcated parcels of land; and

WHEREAS, the Town Board originally accepted, for purposes of commencing the local law adoption process, a local law which amended Section 275-6(D) to allow the owner of a bifurcated parcel of land lying within the Town's H-MS and H-R zoning districts to apply to the Zoning Board of Appeals for an area variance to allow the uses permitted by the less restricted parcels to extend fully into the more restricted parcel pursuant to an area variance granted by the ZBA; and

WHEREAS, the proposed Local Law was referred to the Dutchess County Department of Planning and Development for its comments and Dutchess County Planning had concerns about the Local Law's requirement of a variance by the ZBA; and

WHEREAS, the Planning Board has reviewed the comments of Dutchess County Planning with the Attorney to the Town and has determined to recommend an amendment of the Zoning Code in a manner which will not require an area variance to extend the portion of the less restrictive parcel into the more restrictive parcel; and

WHEREAS, the Attorney to the Town has prepared a proposed Local Law amending Section 275-6(D) of the Zoning Code which has been reviewed by the Town Board and the Planning Board and has been determined to be in acceptable form and content for purposes of commencing the local law adoption process; and

WHEREAS, the Town Board rescinded the prior proposed Local Law amending Section 275-6(D) and accepts the revised version of said Local Law prepared by the Attorney to the Town and approved by the Planning Board for purposes of commencing the local law adoption process; and be it further

WHEREFORE, the Town Board hereby scheduled a public hearing on said Local Law for September 17, 2026 at 7:10 p.m.; and be it further

WHEREFORE, the Town Clerk referred a copy of said Local Law to Dutchess County Department of Planning and Development for its review pursuant to Section 239-1/m of the General Municipal Law and directs the Town Clerk to post notice of the said public hearing on the Town's official board, on its website and in its official newspaper, to provide a copy of the said Local Law for inspection at the Town Clerk's office during regular business hours and to provide notice to adjoining municipalities of the proposed adoption of said Local Law as required by law.

NOW, THEREFORE, the Town Board hereby adopts Local Law No. ____ of the Year 2026 and directs the Town Clerk to file a copy of the Local Law with the Department of State as required by law.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on September 17 2026 which resulted as follows:

Supervisor Walsh	<u>Aye</u>
Councilwoman Birdsall	<u>Aye</u>
Councilman Roush	<u>Aye</u>
Councilwoman Sisco	<u>Aye</u>
Councilman Walsh	<u>Aye</u>

The Resolution was thereupon declared duly adopted.


MADELIN DAFOE, TOWN CLERK

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. 1 of 2022 and Local Law No. 1 of 2022 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 unreasonable 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 certain bifurcated parcels of 4 acres or less 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, if the divided property is located partly within the Town's H-MS and H-R Districts and consists of 5 acres or less, the less restricted portion of the lot shall extend to the rear of the lot.”

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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Amendment of Article XVIII, Section 275-116 of the Town Code with regard to Farm Markets			
Project Location (describe, and attach a location map):			
H-Bus, H-MS, H.B., H.P.C, R, WP and LI districts			
Brief Description of Proposed Action:			
This Local Law provides that a farm market shall be a use permitted by Special Use Permit and Site Plan approval in the H-Bus, H-MS, H.B., H.P.C, R, WP and LI districts			
Name of Applicant or Sponsor:		Telephone: 518-398-7155	
Pine Plains Town Board		E-Mail: supervisor@pineplains-ny.gov	
Address:			
3284 Route 199, PO Box 955			
City/PO:		State:	Zip Code:
Pine Plains		NY	12567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			☒
			☐
3. a. Total acreage of the site of the proposed action?		Unknown acres	
b. Total acreage to be physically disturbed?		Unknown acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		Unknown acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ in some cases Town water and in some cases on-site well.	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ On-site wel.	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Pine Plains Town Board	September 17, 2026
Name of Lead Agency	Date
Brian Walsh	Town Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TOWN OF PINE PLAINS TOWN BOARD

**RESOLUTION ADOPTING THE PROPOSED LOCAL LAW AMENDING
ARTICLE XVIII, SECTION 275-116 OF CHAPTER 275 OF THE CODE WITH REGARD
TO THE DEFINITION OF FARM STAND AND INTRODUCING A NEW LOCAL
LAW AMENDING ARTICLE XI, SECTION 275-56(V) OF CHAPTER 275 OF THE
TOWN CODE WITH REGARD TO FARM MARKETS**

WHEREAS, the Town Board on the advice and recommendation of the Planning Board had directed the Attorney to the Town to prepare a proposed Local Law amending Article XVIII, Section 275-116 of Chapter 275 of the Town Code with regard to Farm Stands; and

WHEREAS, the said Local Law had been duly scheduled for public hearing and referred to the Dutchess County Department of Planning and Development for its review and comment pursuant to Section 239-l/m of the General Municipal Law; and

WHEREAS, Dutchess County Planning by referral issued on June 18, 2026 made certain suggestions for change to the Local Law; and

WHEREAS, the Planning Board reviewed those suggestions and has now recommended that the provisions in the Town Code with regard to Farm Stands remain as is, but that the regulations with regard to Farm Markets be expanded to encourage the location of such markets in the Town of Pine Plains; and

WHEREAS, the Attorney to the Town met with the Planning Board and, as a result of those meetings, has submitted a revised Local Law which supports and enhances the creation of Farm Markets in the Town of Pine Plains; and

WHEREAS, the Town Board has reviewed the proposed Local Law and has found that the same is acceptable in form and content to commence the local law adoption process.

WHEREFORE, the Town Board rescinded the proposed Local Law amending the Town Code provisions with regard to Farm Stands and introduced a proposed Local Law amending Article XI, Section 275-56(V) of the Town Code with regard to Farm Markets and scheduled a public hearing on the said Local Law, as amended, for September 17, 2026 at 7:05 p.m.; and

WHEREAS, the Town Clerk sent a copy of said proposed Local Law to Dutchess County Department of Planning and Development pursuant to the provisions of Section 239-l/m of the General Municipal Law and posted notice of said public hearing on the Town's official board and website and in the Town's official paper and gave notice of said Local Law to adjoining municipalities as required by law; and

WHEREAS, the Town Board, as lead agency for this Unlisted Action, reviewed the Short Environmental Assessment Form and determined that this action did not have the potential for any significant environmental impacts and that a DEIS need not be prepared; and

WHEREAS, the Town Board has determined that passage of said Local Law would be in the best interests of the Town of Pine Plains and its citizens.

NOW, THEREFORE, the Town Board hereby adopts Local Law No. ____ of the Year 2026 and directs the Town Clerk to file a copy of the Local Law with the Department of State as required by law.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on September 17 2026 which resulted as follows:

Supervisor Walsh	<u>Aye</u>
Councilwoman Birdsall	<u>Aye</u>
Councilman Roush	<u>Aye</u>
Councilwoman Sisco	<u>Aye</u>
Councilman Walsh	<u>Aye</u>

The Resolution was thereupon declared duly adopted.


MADELIN DAFOE, TOWN CLERK

TOWN OF PINE PLAINS

LOCAL LAW NO. ____ OF THE YEAR 2026

**A LOCAL LAW AMENDING ARTICLE XI, SECTION 275-56(V) 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 XI, Section 275-56(V) of Chapter 275 of the Town Code with regard to Farm Markets”.

SECTION 2: LEGISLATIVE INTENT.

Article XI, Section 275-56(V) of Chapter 275 of the Pine Plains Zoning Code sets forth individual standards for Farm Markets. The Pine Plains Planning Board has recommended certain amendments to the individual standards for Farm Markets, which are currently permitted as a use in the H-Bus; H-MS; H-B; H-PC; R; WP; and LI zoning districts subject to the issuance of a special use permit and site plan approval by the Planning Board for the sale of agricultural products. The Pine Plains Planning Board has recommended to the Town Board certain amendments to Section 275-56(V) which are intended to liberalize and enhance the creation of Farm Markets in the Town of Pine Plains.

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 275-56(V) of the Town Code is hereby amended to eliminate that provision in its entirety and to substitute in its place the following new Section 275-56(V):

“V. Farm market.

A farm market shall be a use permitted in the H-Bus; H-MS; H-B; H-PC; R; WP; and LI zoning districts subject to a special use permit and site plan review and approval by the Planning Board subject to the following:

- (1) The farm market may be operated as an accessory or principal use of the property.
- (2) The farm market may, but shall not be required to, be located on the same property as an agricultural operation.
- (3) At least one-third (33.3%) of the total amount of the annual retail sale of agricultural, horticultural, floricultural, vegetable and fruit products, soil, livestock and meats, poultry, eggs, dairy products, nuts, honey, wool and hides and other agricultural products shall be grown, raised or produced on the property on which the market is located or on other agricultural property within a 500 mile radius of the Town of Pine Plains. Notwithstanding the aforementioned restrictions, the farm market may sell supporting agricultural products and agricultural products not grown on property within a 500 mile radius of the Town of Pine Plains, provided that said products do not exceed two-thirds (66.6%) of the total annual retail sales of the farm market. Where the majority of the ingredients are grown on a farm, processed food may also be sold by the Farm Market. Receipts and records of such purchases must be kept by the owner-applicant. Supporting farm products shall not include prepackaged grocery items or tropical fruits. The purpose of this provision is to ensure that farm markets are limited primarily to the sale of locally grown products. A conventional grocery store or supermarket shall not be deemed a “farm market”.
- (4) The farm market may also sell prepared food for off-site consumption, so long as such sales do not exceed 20% of the retail sales of the Farm Stand.
- (5) The farm market may sponsor and conduct farm and harvest festivals on site, provided that the number of festivals conducted by the farm market each year is not greater than four and the festivals are designed to provide agricultural marketing and promotional opportunities for the agricultural operation and/or the region’s agricultural producers, and further provided that each such festival receives Planning Board approval in conjunction with the special use permit.

- (6) A farm market may be operated on a year-round basis and may contain bathrooms and/or an area for food preparation occupying no more than 10% of the gross floor area of the market.
- (7) The Planning Board shall have the power to permit a structure or use of space exceeding the maximum building allowed in the applicable district, or allow a building containing a second story, and/or allow the food preparation area to occupy a greater percentage of the gross floor area of the market without the requirement of an application for an area variance, provided that the applicant can demonstrate that such additional square footage and/or storage area and/or larger food preparation area are shown to be necessary to the proposed farm market operation and will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties by reason of traffic, noise, or other adverse impacts, and will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.”

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.

TOWN OF PINE PLAINS TOWN BOARD

**RESOLUTION AUTHORIZING THE ATTORNEY TO THE TOWN TO SIGN
THE CONSENT AGREEMENT CONCERNING THE REPRESENTATION FOR
PURPOSES OF COLLECTIVE NEGOTIATIONS WITH THE PINE PLAINS
POLICE DEPARTMENT**

WHEREAS, a Petition has been filed under §207 of the Public Employees Fair Employment Act and pertinent sections of the Rules of Procedure of the Public Employees Regulations Board for recognition of the Teamsters Local 295 as the exclusive bargaining representative for the Town of Pine Plains Police Department; and

WHEREAS, initial questions concerning the representation of collective negotiations of the said employees had arisen, but have now been resolved; and

WHEREAS, a Consent Agreement has been prepared by the Administrative Law Judge, a copy of which is annexed hereto, for execution by Warren S. Replansky, the Attorney to the Town; and

WHEREAS, this is a Type II action under SEQRA which does not require environmental review.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board hereby authorizes Warren S. Replansky to sign the Consent Agreement in the same, or substantially similar, form as annexed hereto and to execute such other and further documents as may be required to finalize this matter before the Public Employees Relations Board.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call on September 17 2026 which resulted as follows:

Supervisor Walsh	<u>Aye</u>
Councilwoman Birdsall	<u>Aye</u>
Councilman Roush	<u>Aye</u>
Councilwoman Sisco	<u>Aye</u>
Councilman Walsh	<u>Aye</u>

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 10, 2026

To Brock Sturdivant

It is my determination That if the owners of Peck's Market decide to sell vegetables, flowers and like produce they can. This is on the condition that they begin operation before September 14. 2026

A handwritten signature in black ink, appearing to be 'E. Casazza'.

Town of Pine Plains

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

Ed Casazza
Code Enforcement Officer
Zoning Enforcement Officer

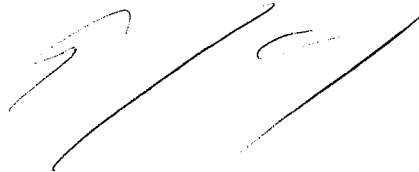
office hours
Wednesday 10:00-noon
Saturday 10:00-noon

September 2, 2026

Peck's Market
2991 Church St.
Pine Plains ,N.Y. 12567

To Whom It May Concern,

It is my determination that Peck's Market Tax # 6872-18-440198 was legally open for business on August 23, 2026. It is my determination that the market can be Grandfathered in as of one year from the above date

A handwritten signature in black ink, consisting of a stylized 'E' followed by a diagonal line and a horizontal line.

MONTHLY ACTIVITY

PINE PLAINS POLICE DEPARTMENT

August 2026

HOURS	Hughes #1	Camburn #4	Dean #6	Perrotta #7	#8	Fantroy #9	Blauvelt #10	Totals
COURT	6	7						13
PATROL		23	71	43		Med	10	147
DISCOVERY								0
TRAINING								0
DETAILS								0
SCHOOL DUTY								0
ADMINISTRATION	15	20					10	45
INVESTIGATIONS		14						14
VEHICLES	9	10						19
SUPERVISE/FTO							6	6
OTHER								0
TOTALS	30	74	71	43	#8	Med	26	244
ACTIVITY	#1	#4	#6	#7		#9	#10	
INCIDENTS		7	4					11
FIRE / EMS		1	5					6
DOMESTICS								0
PROPERTY CHECKS								0
ACCIDENTS								0
TRAFFIC WARNINGS				12				12
TRAFFIC TICKETS			2	7				9
PARKING WARNINGS								0
PARKING TICKETS				1				0
DWI/DWAI								0
VIOLATIONS ARRESTS								0
MISD ARRESTS								0
FELONY ARRESTS								0
TOTALS	0	8	11	20	0	0	0	39

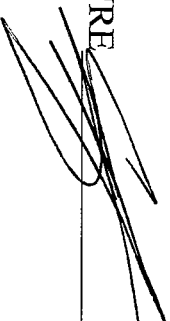
PINE PLAINS POLICE DEPARTMENT

MONTHLY SCHEDULE REPORT

FOR THE MONTH OF August 2026

OFFICER	SCHEDULED	ACTUAL	PLUS	MINUS
# 1 Hughes	0	6		
# 2				
# 3				
# 4 Camburn	14	16		
# 5				
# 6 Dean	9	9		
# 7 Perrotta	2	4		
# 8				
# 9 Fantroy	Medical	Medical		
#10 Blauvelt	2	5		
TOTAL SCHEDULED	27			
TOTAL COVERED		40		
TOTAL UNCOVERED				

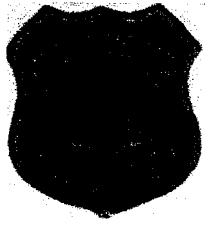
DEPARTMENT HEAD SIGNATURE



Page #4

DATE

08/17/2026



Continuous Reports

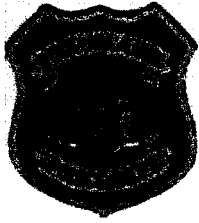
On 08/05/2026 The Pine Plains Police Department (1st Sgt. Hughes & Sgt. Camburn) provided security for the Pine Plains Court for DA Court.

On 08/12/2026 (Sgt. Camburn) provided security for the Pine Plains Planning Board Meeting.

On 08/19/2026 The Pine Plains Police Department (1st Sgt. Hughes & Sgt. Camburn) provided security for the Pine Plains Court for Traffic Court.

On 08/20/2026 (1st Sgt. Hughes & Cpl. Blauvelt) gave the police report at the Pine Plains Town Board Meeting.

End of report



End Of Action Report

- Police Reports
- Thanks to NYSP and Pine Plains Fire Rescue Car Fire
- Filing for LETech Grant
- Lexipole Grants Finder and Application
- Questions

Town of Pine Plains
Dog Control Officers Monthly Report

For the Month of: August 2026

Description	Current Month	Year to Date	Previous Year
Administrative/Training/Call Out hours/Phone/meetings.	5	58.5	156.5
Shelter maintenance hours	0	9	47
Calls received	0	4	18
Miles traveled	0	10	103
Complaints Investigated	0	2	14
Training & meetings attended	0	3	4
Missing & found dogs reported to DCO	0	1	5
Dogs seized	0	0	2
Notice to comply issued	0	0	6
Citations for court-issued	0	0	4

Notes &Comments:

Respectively Submitted,

Richard Prentice Jr



Baseball/softball fields update:

Jon Barrett cleaned up the corner field, baseball field and the garage bay, thank you to him for all of his efforts! He will be in attendance next month to go over his ideas for some field updates.

Basketball program:

Finalizing registration info and will be published soon.

Fall Soccer:

Currently has 32 sign ups, and will play through the last Saturday in October.

Grant for free swim lessons:

Got the okay from FOSL (to sponsor PP Rec), to apply for a Dutchess County grant to provide free swim lessons to the community.

Pine Plains Town Clerk

From: pbchairperson@pineplains-ny.gov
Sent: Thursday, September 10, 2026 7:03 PM
To: Murphy Birdsall; Brian Walsh; Jeanine Sisco; Kevin Walsh; Trevor Roush; 'Madelin Dafoe'
Subject: Fwd: update

----- Original Message -----

Subject:update
Date:2026-09-09 17:26
From:ari kardasis < >
To:PB Chairperson <pbchairperson@pineplains-ny.gov>

Hi Michael,
I'm under the weather tonight and I'm not going to make the meeting. Sorry for the late notice.

I know I've missed the last two as well and I'm realizing that it's just a little too tough for me to make the planning board a priority these days. I really enjoy the work and I hope that in a couple of years when my kids are a little bigger and more independant I'll be able to make space for it in my life but I'm afraid that as of now I have to move on. You can consider this a resignation.

It's been a pleasure getting to know everyone on the board and I'm glad I've had a chance to be involved with the town more. I'm not going anywhere and I'm sure I'll find more ways to be involved in the future. Best. of luck.

Ari