PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, October 14th, 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:

ALSO PRESENT: Warren Replansky, Town Attorney
Ed Casazza, Town ZEO
Christopher Prentis, Applicant, via Zoom
Catherine and Michael Dillinger, Applicants
Wesley Chase, Applicant
Zak Hall, Applicant, via Zoom
Members of the Public

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

Blackburn Trust Special Use Permit Resolution (00:07:41-00:24:10): Stabile said the town engineer was out ill but did send an email stating that in his opinion the submission complies with section 275.56, individual standards for special use permit, subsection P, commercial logging timber harvest.

Stabile asked Prentis if there were any changes and Prentis replied to no.

Stabile said the 239M from the county was sent back as no comment, of local concern.

Stabile said David Allan, alternate, would be acting as a voting board member, since board member Osofsky was absent.

Stabile then went over the SEQR with the board (see attached).

Osofsky came into the meeting, therefore alternate Allan was not acting as a voting board member.

Stabile then reviewed the resolution with the board (see attached). Stabile asked for a motion to accept the resolution, motion by Cavey, second by Osofsky, roll call vote: Cavey aye, Osofsky aye, Patterson aye, DiMaria aye, Chase aye, Hermans aye, Stabile aye, all in favor, motion carried.

Dillinger Special Use Permit and Site Plan Public Hearing (00:24:24-00:30:14): Stabile asked for a motion to open the public hearing, motion by DiMaria, second by Chase, all in favor, motion carried. Dillinger said there were no changes to his application.

Stabile asked Dillinger if he had heard from the BOH. Dillinger said that they will have him do an application after the planning board approves it.

Chase asked if you need to put in a new septic when applying for an ADU. Casazza said it depends on the BOH.

Chase asked if they would need to apply for a variance from the BOH since their proposed expansion area is over the setback W. Chase replied that the expansion area can be within 10 feet and doesn't have to meet the town's specified rear yard setback.

Stabile asked if the building would sit on a slab and Dillinger replied yes. Stabile asked how many square feet the unit is. Osofsky replied 640 sq feet.

Stabile asked if anyone from the public was looking to speak - there were none.

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

Stabile took a straw vote for the application - there were no objections.

A resolution will be prepared for the next meeting.

Malarchuk Minor Subdivision Public Hearing (00:30:37-00:39:05): Stabile asked for a motion to open the public hearing, motion by DiMaria, second by Patterson, all in favor, motion carried. W. Chase reviewed the application with the board - there were no

changes. W. Chase said he was in error previously, and no part of the land was in the Town of North East.

W. Chase said there is a map filed with the Dutchess County Clerk's Office stating that prior to any excavation, clearing, or other regulated activity within the freshwater wetland, or adjacent 100 feet of the CO19 wetland, must be delineated by DEC staff and a permit must be secured from the NYS Dept of Environmental Conservation Law Freshwater Wetlands Act.

Stabile asked W. Chase to redo his SFEAF with the engineer's comments and to resign the document.

Stabile asked if anyone from the public was looking to speak - there were none.

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

Stabile took a straw vote for the application - there were no objections.

A resolution will be prepared for the next meeting.

CEEN Site Plan Amendment Update (00:39:13-00:45:23): W. Chase wanted to give the board a quick update regarding the CEEN application. W. Chase asked when he could bring in the safety expert, if the November or December meeting worked. The November meeting falls on Veteran's Day and therefore was changed to November 18th. It was decided that either month worked for the safety expert to appear before the planning board.

W. Chase said he has been working on the drainage plan with the engineer and is hoping he will have something to submit in November. W. Chase said once this is in place he feels everything will come together to show the planning board.

Weigh Station Site Plan and Special Use Permit (00:45:43-01:27:16): Stabile said that Osofsky will be recusing herself from this application, alternate Allan would be taking her place.

Hall gave an update to their application. Hall said after they did their percolation and deep pit test it was found that there is a water table of negative five feet. This situation led to some changes to the application. Building B (ice cream shop)

has now been eliminated to allow for more efficient parking and wastewater configuration. This also allows the footprint of the grocery store/restaurant to be increased to 14,000 sq feet.

The board then reviewed the new plans with Hall.

Hall said they are now trying to put in as much square footage as possible into the grocery store. Hall said after they receive a technical greenlight they will be back to the ZBA for a variance for the extra square footage.

Stabile asked if there was a sidewalk. Hall said they weren't proposing a sidewalk as of now. Casazza said the town engineer mentioned a crosswalk. Stabile agreed there should be a crosswalk there.

Stabile asked about a tractor trailer making deliveries. Hall said their engineer did do the studies and this current plan would allow for that maneuverability.

Stabile said the board would need time to digest the plan and speak further with the engineer.

Stabile asked if Hall had spoken to Ray Jurkowski from the water district. Hall said they had originally but didn't feel anything was proposed that was significantly different from what was previously discussed. Hall said there would be a firewall between the grocery store and the restaurant.

DiMaria said he feels that the entrance closest to Railroad Avenue and South Main Street should be one-way. DiMaria also feels the parking spots should be angled so people are forced to exit to the west.

Stabile asked Hall if he had spoken to Carl Baden, highway superintendent. Hall said no, not yet, but is more than happy to have their civil engineer meet with him.

Chase asked if the widening of Railroad Avenue would be at the town's expense. The board replied no, it would be the applicant.

Hermans asked if the structure is one-story and Hall replied yes.

Hall said they will have a retention pond as part of their storm water practice.

Chase asked how much elevation needed to be added for the leech field. Hall replied it was about four feet. Stabile asked if the building would be raised up and Hall replied yes.

Stabile asked about the Fire House's septic being on the property. Hall said he believes there is an easement in place for it and it shouldn't pose a problem since it will be on top of a septic system. The grade is not being adjusted too much on that side.

DiMaria asked if the lights would remain on all night, as the dispensary's currently are. Hall said they could submit an operation plan that would address this.

Stabile asked that the parking lot lighting be 2700K. Stabile also asked that the sign's lighting be downlit.

Stabile asked if the restaurant going to be a full-on restaurant or more like a café in the grocery store. Hall said it would be a separate restaurant that has connectivity to the grocery store.

Hermans suggested a pathway through the green area from the street to go to the grocery store, instead of having to walk around the dispensary.

Hermans asked if it would be an independent grocery store or a chain. Hall said it is unclear right now how it will be operated. Chase asked if they would break ground without a tenant and Hall replied he didn't know what his client would do. Stabile asked for some clarity on this.

The board then reviewed the dumpster and dumpster enclosure with Hall.

Stabile suggested Hall meet with Jurkowski, Schmitt, and Baden to review the items discussed. Stabile also asked Hall to ask his client to provide more clarity on who would be operating the store. Replansky asked for a full EAF as well.

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

Other Business: Stabile asked board members to get their education hours in.

Stabile said when the solar farm goes to Casazza for their final operating permit the planning board would like a tour.

DiMaria asked that the dispensary's grand opening signs come down now.

DiMaria asked about Dale Mitchell and his new business. Stabile said they are working on it. Mitchell said he will be putting in an application, but in protest.

Stabile asked for a motion to adjourn at 9:01PM, motion by DiMaria, second by Patterson, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine Michael Stabile

Blackburn SUP

Agency Use Only [If applicable]

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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

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.

Town of Pine Plains Planning Board — Name of Lead Agency

10/14/26 — Date

Michael Noble — Print or Type Name of Responsible Officer in Lead Agency

Chairman — 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 PLANNING BOARD

RESOLUTION APPROVING APPLICATION FOR SPECIAL USE PERMIT FOR TIMBER HARVESTING FOR PROPERTY OWNED BY THE KATHY JANE BLACKBURN TRUST

WHEREAS, the Kathy Jane Blackburn Trust has submitted an application for a special use permit for commercial timber harvesting pursuant to §100-56(P) of the Town of Pine Plains Zoning Law for tax parcel 6871-00-738990 located along State Route 199, consisting of 78.76 acres of which 42 acres will be used for timber harvesting; and

WHEREAS, the applicant has submitted a Timber Harvesting Plan developed by Lower Hudson Forestry Services, LLC, consulting foresters, in accordance with the requirements of §100-56(P)(3); and

WHEREAS, the proposed driveway access will be from State Route 199; and

WHEREAS, the Planning Board determined that this is an Unlisted Action pursuant to SEQRA and had received, and reviewed, the Short Form Environmental Assessment Form and has determined that this action does not have the potential for any significant environmental impacts and that no Draft Environmental Impact Statement (DEIS) shall be required; and

WHEREAS, the Notice of Commercial Harvesting Form has been submitted to New York State DEC as required under the New York State Tax Law Program (480-a); and

WHEREAS, the Planning Board duly noticed this application for a public hearing on September 9, 2026 and opened and closed the said public hearing on said date.

NOW, THEREFORE, be it

RESOLVED that the Planning Board hereby approves the special use permit for timber harvesting on parcel no. 6871-00-738990, subject to the following conditions:

1. That the applicant shall obtain the required driveway permit for the access point from the Department of Transportation and shall comply with all specifications set forth in said permit;
2. All timber harvesting operations shall be performed in accordance with the Timber Harvesting Plan dated on or about June 18, 2026;
3. All timber harvesting operations involving the cutting of trees shall take place between 8:00 a.m. and 6:00 p.m. Monday through Saturday;
4. The applicant shall comply with all requirements of §100-56(P), including, but not limited to, the 50 foot buffer zone;
5. The applicant will utilize the State's Best Management Practices for erosion control and stabilization of the trails;
6. That the landing area will be smoothed and cleaned of debris and seeded and mulched at the end of the operation;
7. That no harvesting or skidding will occur within 800 feet of the wetland and stream on the property;
8. That a tracking pad and crushed stone will be installed on the landing pad to prevent any mud or debris from entering the roadway and, at the completion of the project, the landing area will be smoothed off and all logging debris removed;
9. That the applicant will utilize erosion control measures where needed which may include water bars, rolling dips and water turnouts;
10. All trees designated for harvesting will be utilized down to a 10 foot top diameter and tops and flashes will be lopped to a height no greater than

3 feet off the ground;

11. That the Town's Zoning Enforcement Officer shall have the authority to order the suspension of timber harvesting operations if, in his opinion, conditions created by spring thaw, adverse weather or any other cause make soil erosion probable in accordance with §100-56(P)(8) of the Zoning Law or if there are any other violations of this special permit;

12. The Town Highway Superintendent shall have the authority to (a) order the suspension of logging operations if it is determined that conditions created by the spring thaw, adverse weather or other cause may likely cause damage to a public road; (b) restrict the rate of logging trucks in accordance with the capabilities or condition of roads, bridges and culverts; and (c) require the repair of roads, bridges or culverts damaged as a result of this logging operation in accordance with §100-56(P)(9) of the Zoning Law.

13. This permit shall be for a period of one year from the date of its issuance subject to extension under conditions as specified in §100-56(P)(15) of the Zoning Law.

This motion was offered by Planning Board member Scott Cavey and was seconded by Planning Board member Kate Osofsky.

The Planning Board members voted as follows:

Michael Stabile, Chairman	**Aye**
Kate Osofsky, Deputy Chair	**Aye**
Scott Cavey	**Aye**
Rory Chase	**Aye**
Ethan DiMaria	**Aye**
Dick Hermans	**Aye**
Steve Patterson	**Aye**

The Resolution was carried by a 7-0 vote of the Planning Board members on October 14th, 2026.

Tricia Devine

TRICIA DEVINE, PLANNING BOARD CLERK, TOWN OF PINE PLAINS