

Planning Board Meeting Minutes
Van Wyck Hall, 1095 Main Street, Fishkill, NY 12524
June 21, 2012

Administrative:

Chairman Hans Klingzahn opens the meeting at 7:00 pm.

Roll call: Present: Hans Klingzahn, Cris Phillips, Bea Lindsay, Anthony Brozier and Reylene Van Geldern, Absent: Theresa Cuchelo Also present: Peter Phillips, Deputy Mayor and Liaison to the Planning Board, Victoria Polidoro, Legal Counsel, Sarah Brown, Village Planner, Larry Paggi, Village Engineer and Don Van Nostrand, Secretary.

Acceptance of the minutes from the previous meetings held on May 17, 2012 and May 31, 2012. Motion by Cris Phillips to approve and seconded by Bea Lindsay. Votes For: 5 Votes Against: 0 Motion carried.

Public Hearing:

- 1. Gas Land Petroleum - 747 Route 9 - Site Plan Application**
Applicant - Margaret McManus - Chazen Companies
- Mitch Nesheiwat - Business Owner

The legal notice was published in the Poughkeepsie Journal on June 13, 2012 and the applicants notified the adjoining property owners of the public hearing and submitted proof of the mailings.

The Building Inspector was not available to be at the meeting tonight and his comment letter says that the Village has not received a response yet from the Dutchess County Planning Department in reference to this application.

Bea Lindsay makes a motion to open the public hearing. Motion seconded by Cris Phillips. Votes for 5. Votes against: 0 Motion carried.

Margaret McManus presented the site plan changes which proposes a 360 square foot addition to the convenience store portion of the existing gas station.

Larry Paggi, Village Engineer covered the engineering concerns (memo on file) and addressed the items still open.

Sarah Brown, Village Planner addressed her concerns (memo on file) on the project.

There were no comments from the public or planning board members.

Chairman Klingzahn stated that since there was no response back from the County and there were still open items to be addressed that the public hearing would remain open and the applicants would be scheduled for the next meeting on July 19th.

Review:

- 1. Piano Piano Wine Bar - 1064 Main Street - Certificate of Appropriateness**
Applicant: - Ann Corbo - Business Owner

Motion by Anthony Brozier to approve a Certificate of Appropriateness for Piano Piano Wine Bar located at 1064 Main Street as per the specs on file and if the liquor authority does not approve the proposed outside area the applicant would have to reappear before the board. Motion seconded by Bea Lindsay. Votes for: 5 Votes against: 0 Motion carried.

- 2. Grand Centro Grill - 738 Route 9 - Sign Permit Application (Building Monted)**
Applicant - John DelliCarpini - Business Owner
- Tom Walsh - Sign Language

Motion by Cris Phillips to approve a sign permit for Grand Centro Grill located at 738 Route 9. Motion seconded by Bea Lindsay. Votes for: 5 Votes against: 0 motion carried.

- 3. Days Hotel - 20 Schuyler Blvd - Sign Permit Application (Building Mounted)**
Applicant: - Eddie Shurbaji - Business Owner

Motion by Anthony Brozier to approve a sign permit for Day's Hotel located at 20 Schuyler Blvd as per specs on file. Motion seconded by Cris Phillips. Vote for: 5 Votes against: 0 Motion carried.

- 4. Prince Fashion New York - 1115 Main Street - Sign Permit Application**
Applicant: - James Walker Jr - Business Owner

Motion by Bea Lindsay to approve a sign permit for Prince Fashion New York located at 1115 Main Street to be fixed to the building and if lighting is required the applicant would have to come before the Planning Board again. Motion seconded by Cris Phillips. Votes for: 5

- 5. GJP Enterprises (Flory's Mobil) - 5 Schuyler Blvd - Site Plan Review**
Applicant: - Mark Day - Day Engineering
- Florys Family - Business Owners

Mark Day presented the current plans and reviewed the updates to the site plan since the last planning board meeting.

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Sarah Brown, Village Planner, reviewed her comment letter (memo on file) on the project.

Larry Paggi, Village Engineer, reviewed his comment letter (memo on file) on the project.

Victoria Polidoro, Planning Board Attorney, suggested that once the public hearing is set that the referral to Dutchess County Planning also be sent to NYS Dept of Transportation and the Village Fire Department for comments.

Cris Phillips makes a motion to set a public hearing for July 19, 2012 on the GJP Enterprise site plan application. Motion seconded by Anthony Brozier. Votes for: 5 Votes against: 0

6. Fishkill Tire - 1103 Main Street - Site Plan Application

Chairman Klingzahn announces that this application was withdrawn.

7. Al Fresco Restaurante - 1036 Man Street - Site Plan Review, Sign Permit Application, Certificate of Appropriateness
Applicant: - Grazione Tassone - Business Owner
- Michael Gillespie -M Gillespie & Associates

Michael Gillespie presented the initial site plan drawings and elevations, the certificate of appropriateness since the building is in the historic district and the sign to be erected in front of the building.

Sarah Brown, Village Planner, reviewed her initial comments on the project.

Larry Paggi, Village Engineer, reviewed his initial comments on the project.

Victoria Polidoro, Planning Board Attorney, discussed the easements required on the property.

It was determined that a variance would be required for the signage and the applicants requested that this be the next step in the process.

Sarah Brown stated that since the building is in the historic district that this would be a type one action under SEQR and a lead agency is required since another agency is involved, being the ZBA with a variance being needed.

Chairman Klingzahn entertains a motion that the Planning Board be lead agency on this project. So Moved, Cris Phillips. Motion seconded. Anthony Brozier. Votes for: 5 Votes against: 0 Motion carried.

Sarah Brown would draft the letter and bring it up at the next ZBA meeting.

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The applicants requested to be scheduled on the next ZBA meeting to be held on June 28, 2012 for an initial review of their application.

The applicants would notify the Planning Board for scheduling when the information requested by the consultants is put together.

Administrative:

Close Meeting:

Motion by Cris Phillips, Seconded by Anthony Brozier

Votes For: 5 Votes Against: 0 Motion carried.

**Respectfully submitted,
Don Van Nostrand
Planning Board Secretary**