

Village of Fishkill
Minutes for the meeting of the Planning Board for
January 18, 2024
1095 Main Street, Fishkill

Chairman Klingzahn Calls meeting to order and asks Secretary for roll call to establish quorum, Theresa Cucchelo, here; Danielle Hughes here; Brian Gaston here and Anthony Melella here; Steven Brown has resigned. Also present are Dave Buckley, Bldg Inspector, Sarah Brown, Planner, Victoria Polidaro, PB Attorney, Christian Paggi, Village Engineer.

Chairman motions to open continuation of the public hearing for Vibe Natural –So Move, T. Cuchelo, seconded B. Gaston, all in favor, aye. Applicant is not present, Chairman entertains motions to postpone public hearing until 2/15/24, so move T. Cuchelo; seconded B. Gaston. All in favor, aye.

Sign Application, Lovingly, 1004 Main Street, Fishkill NY 12524. Applicant Debbie Maggiaconco, Quick Signs, sign complies, as per Building Inspector, D. Buckley. Members discuss size and color of sign. Chairman entertains motions, so move A. Melella; seconded T. Cuchelo, all in favor aye, motion carried.

Redl All Sport, LLC, Frank Redl, project manager, discusses Sub-division application. There are 3 lots, 2 lots with houses one without, considering selling houses, but cannot do so as is, because they would be conveying parking. Applicant explains the line adjustments, all would comply with code. Applicant explains that they will be doing a cross easement agreement, currently the houses do not have a driveway on Route 52 so that the people residing in the houses can use All Sport parking lot from Old Main Street and Route 52. Discussion regarding the parking continues. V. Polidaro, classify tonight, because lot consolidation and not moving the property lines around, classifies as Type 2 action. Public Hearing is needed because it is a sub-division. Chairman motions to classifies as a Type 2 action, so moved T. Cuchelo; B. Gaston, all in favor aye. Chairman entertains motion to set public hearing for 2/15/24, so moved, D. Hughes; seconded A. Melella. All in favor, aye, motion carried.

Village of Fishkill Post Office 1010 Main street, Stephen Whalen, from Whalen architecture, representing client. Looking for change of use from residential to Commercial use for a spa. Only one tenant in the building, only improvements to be made will be interior to make it handicap accessible. Discussion of parking. D. Buckley states that 14 spaces have been added to the parking lot from the previous site plan. Chairman states at the end of February deliveries will be coming out of Newburgh, which would open up the parking lot to more spots as there would be no need for parking for the postal trucks. S. Brown comments that this will be the only use of the property. Site plan only shows parking spaces for the spa she asks that the whole site be included. C. Paggi, previous plans have been signed and asks if the requirements been met. The new site plan shows everything as existing, S. Whalen explains that the improvements have not been completed they were waiting on this approval to go forward. The applicant says the spa is based on Chinese wellness medicine. D. Hughes asks if it is a chain spa, applicant states it is not a chain they do own 25 locations in NYC this would be the 3rd one North of NYC. Chairman entertains motion to declare type 2 Action for SEQR, so moved T. Cuchelo, seconded B. Gaston, all in favor, aye. Chairman entertains motion for a Public Hearing on 2/15/24, so moved, B. Gaston, second, T. Cuchelo, all in favor, aye motion carried.

Jackson and Main Street continuation, Chairman reads notice stating that the public hearing was closed on 11/26/23 with written comment accepted until 12/7/23, members of the public requested additional

time for written comments as there was no December meeting. Chairman extended written comments until 12/31/23. Chairman read 26 names of the people who had submitted written comments. Chairman motions to extend time to accept written testimony until 12/31/23, nunc pro tunc. So, moved T. Cuchelo, seconded B. Gaston. All in favor, aye, motion carried. Letters were sent to applicant and applicant will respond in writing by 2/15/24 meeting. S. Brown confirms buffer was increased to 20'. Question raised by County planning to provide some street trees. S. Brown recommends the landscape plan be updated to show utilities to make informed decisions on where to place the trees. D. Hughes states she is not opposed to the project, wants to be sure it follows all village code and all the village laws. D. Hughes asks about the dumpster being seen, K. Libolt says the dumpsters can go in an enclosure. S. Brown says she will have draft narrative for the February meeting.

Chairman entertains motion to close, so move T. Cuchelo, seconded D. Hughes, all in favor aye.

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