

**TOWN OF EAST FISHKILL  
PLANNING BOARD MEETING  
MAY 20, 2025**

Chairperson John Eickman called the meeting to order at 6:00 PM.

***Members present:***

John Giovagnoli, Donald Papae, Lori Gee, John Eickman, Richard Campbell, Ed Miyoshi; Michael Cunningham, Attorney; Scott Bryant, Engineer; Michelle Robbins, Planner; Dave Palin, Fire Advisory Board; Chris Jodlowski, Fire Commissioner; Staff: Jackie Keenan, Clerk.

The meeting began with the Pledge of Allegiance.

**CHAIRPERSON COMMENTS**

Chairperson Eickman stated that the upcoming meetings are Thursday, June 12, 2025, and Thursday, July 17, 2025.

**APPROVAL OF MINUTES:**

**March 18, 2025**

**MOTION made by Richard Campbell, seconded by Ed Miyoshi, to accept the minutes of the March 18, 2025, meeting. Voted and carried unanimously.**

**ADJOURNED PUBLIC HEARINGS:**

**ADJOURNED PUBLIC HEARING:**

**Receive Public Comments on the Draft East Fishkill Comprehensive Plan currently under review by the Town Board.**

**No one was present.**

**MOTION made by Richard Campbell, seconded by Lori Gee, to re-open the Public Hearing. Voted and carried unanimously.**

Chairperson Eickman asked if there were any questions or comments from the Board or the Professionals. There were none.

Chairman Eickman asked if there were any questions or comments from anyone in the public. There were none.

Chairman Eickman did state that there were some written comments received. On June 11<sup>th</sup> at 6:00 PM there will be an informal informational session/workshop held at the Community Center to give people the chance to ask their questions and provide their input. There will be no camera that night. Ms. Robbins stated she is planning on attending and Chairperson Eickman plans to be there.

**MOTION made by Richard Campbell, seconded by Lori Gee, to adjourn the Public Hearing to June 12, 2025. Voted and carried unanimously.**

**ADJUOURNED PUBLIC HEARING:**

**2024-082 – Landmark Union, 793 Main Street (Route 82) (6457-01-210545)**

Applicant is applying for site plan approval for a bank with a two-lane drive thru in the B-2 district on the former William Tell Property.

**Andy Delvechio and Matt Checca were present.**

**MOTION made by Richard Campbell, seconded by Ed Miyoshi, to reopen the Public Hearing. Voted and carried unanimously.**

Mr. Delvechio stated they think they have reached a point in the application where they have cleaned up all of the final comments that they have received. They have made some changes to the plan. There were some old permits that were open regarding the prior use of the property. Those have all been closed. He asked Mr. Checca to summarize the changes for the Board.

Mr. Checca stated they made four or five adjustments per the review letters and correspondence from the last meeting. The first one is that they have adjusted the driveway entrance to meet the traffic engineer's comments to make it a more DOT entrance with the displays. They ran the truck turn analysis to make sure that if, in the future, there should be a median in the right of way all of the emergency vehicles will be able to turn in and out of the curb cuts safely. Those turning movements have been shown inside the plan set and have no conflicts with the median itself. There are three plans that have been included now. One is for the aerial fire truck, one is the delivery truck, and one is for the two fire trucks that the Fire Commissioner asked them to add to the plan. The second change is regarding the wetlands. They are at the rear of the parcel in the wooded area. They have delineated the wetlands. A portion of their site does encroach into the buffer. They understand an Article 24 Permit is necessary and needed and his team is working on it. They hope to have it finalized within the next couple of weeks. They are hoping that can be a condition of approval. The next item they addressed was the lighting. Subsequent to submission they were working with the Town Planner to adjust the lighting even further from what was previously submitted on the 28th. In doing so they reduced the lighting levels, while still meeting the security standards. They have lowered the lights from 20 feet to 16 feet and 15 feet in some locations. It is 15 feet in the rear and 16 feet in the front. He was discussing this with Ms. Robbins and based on some of her review letters, they believe the light levels are at a point now where they do not interfere or encroach off of the property line, while still meeting the state security lighting requirements. Ms. Robbins stated it is a tight site and in order to meet state security requirements and also enable them to address the lighting needs of all of the locations in the parking lot, without losing any parking spaces, they had to adjust the lighting plan a little bit. They shielded all of the lights towards any of the wooded areas. There is some light spillage going towards the Pizza Village site but there is existing light there that was not modeled. It is very low levels like .3 or .4. There is not any going into the wooded area, which is what she was most concerned about. There is still a little light spillage onto the old hotdog site, but in order to meet the 2 foot candle requirement from New York State ATM Safety Law Requirements, some of that light spillover was necessary. In addition, the applicant has proposed a vinyl fence along the wooded area to

prevent any other light from entering into the wetland. She believes the vinyl fences are going to be gray. Mr. Checca stated it will be white or gray. It will be a fence to help protect the lighting from the wooded area. Ms. Robbins stated it would be a short piece of fence just along that section that is the wooded area in the rear of the parcel.

Mr. Checca stated one more change was adding back in the landscaping on the left-hand side. They had discussions back and forth with the Fire Commissioner. They had pavers there previously, but due to the truck turn navigating safely without the need for the pavers, they added landscaping back in. This is on the western portion of the site closer to the main entrance. The structures are now included in this set to see where the chassis and the wheels are in relation to the pavement. Ms. Robbins wanted to confirm that the lighting fixture detail that was shown in the full plan set is still the same lighting fixture. It is an older looking lamppost. Mr. Checca stated that was correct. Historically they use a more modern light fixture but based on some comments they received they modified it to a more typical sconce type lighting. It will follow the look and aesthetic of the building. Ms. Robbins stated they also reduce the color temperature from 4000 K to 3000 K, which is good lighting practice and also a request from the County.

Chairperson Eickman asked if there were any other questions or comments from Board members or staff. There were none.

Chairperson Eickman asked if there were any questions or comments from staff or fire professionals. Engineer Bryant asked if they kicked back the light near the entrance that they had discussed and Mr. Checca stated yes, it is now closer to the roadway.

Chairperson Eickman asked if there was anyone from the public to speak for or against this application. There was no one.

**MOTION made by Richard Campbell, seconded by Ed Miyoshi, to close the Public Hearing. Voted and carried unanimously.**

**RESOLUTION OF SITE PLAN APPROVAL**

**NAME OF SITE PLAN:** Chase Bank Hopewell  
**NAME OF APPLICANT:** Coremark Hopewell, LLC  
**LOCATION:** 793 Route 82 (Main Street)  
**GRID NO:** 132800-6457-01-210545

**Resolution Offered by Planning Board Member: John Eickman**

**WHEREAS**, the applicant is applying for site plan approval for a Chase Bank at the site of the former William Tell Hardware store on Route 82 (Main Street); and

**WHEREAS**, the proposed 4,136 sf bank and associated improvements including a drive-up ATM, 23 parking spaces, drainage and utility infrastructure, lighting, and landscaping would be located on a 0.687 acre parcel in the B-2 zoning district; and

**WHEREAS**, the applicant received approval from the architectural review council on November 7, 2024; and

**WHEREAS**, the proposed project is an Unlisted action under SEQR and a coordinated review was undertaken; and

**WHEREAS**, a negative declaration was adopted on February 18, 2025; and

**WHEREAS**, the applicant applied for and received a lot coverage variance and signage variances from the Zoning Board of Appeals on February 25, 2025; and

**WHEREAS**, the Planning Board opened a Public Hearing on the site plan March 18, 2025 and closed the Public Hearing on May 20, 2025; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby approves the Site Plan as represented on a plan set entitled "Chase Proposed Bank with Drive-up ATM," sheets (C-1 to C-6 and C-10 to C19) prepared by Stonefield Engineering & Design dated 7/9/24 and last revised 4/28/25; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby approves a lighting plan and fence details for Chase Bank represented on sheets C-7 to C-9 of a plan set entitled "Chase Proposed Bank with Drive-up ATM," prepared by Stonefield Engineering & Design dated 7/9/24 and last revised 5/20/25; and

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chair or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner subject to the following conditions:

1. The applicant shall be required to fund an escrow account for an environmental monitor during construction.
2. Approval of the Dutchess County Health Department for any proposed water and sewer connections.
3. Applicant shall obtain a highway work permit from NYSDOT for the entrance, sidewalk, and drainage connections.

4. Satisfactory resolution of all comments in the HVEA comment letter dated May 16, 2025 and the Rennia Engineering comment letter dated May 15, 2025.
5. A floodplain development permit from the Town Engineering Department.
6. An Article 24 permit from NYSDEC for the proposed disturbance to the 100-foot adjacent area.
7. Obtaining water and sewer connection permits from the Town Water Department.
8. The applicant is advised that the conditions of this approval must be satisfied and the site plan drawing signed by the Planning Board Chairman and any required State, County and Town permits obtained prior to beginning any related work on the subject property.

Resolution Seconded by Planning Board Member: Richard Campbell

Board Member Lori Gee	Aye
Board Member Ed Miyoshi	Aye
Board Member Sarah Bledsoe	Absent
Board Member Richard Campbell	Aye
Board Member Donald Papae	Aye
Board Member John Giovagnoli	Aye
Chairperson John Eickman	Aye

**EXTENSIONS:**

**EXTENSION:**

**2022-037 – Firas Bridges Subdivision, Eder Road, (6656-00-819763)**

Applicant is requesting two 3-month extensions for the approved subdivision plat.

**No one was present.**

Chairperson Eickman asked Ms. Robbins if there was anything they needed to know on this extension request. She stated no.

Chairperson Eickman asked if there were any other questions or comments from Board members

or staff. There were none.

**MOTION made by Richard Campbell, seconded by Lori Gee, to grant the two 3-month extensions. Voted and carried unanimously.**

**RESOLUTION EXTENDING FINAL SUBDIVISION APPROVAL**

**NAME OF SUBDIVISION PLAN:** Firas Bridges Subdivision (3-Lot)  
**NAME OF APPLICANT:** Firas Bridges  
**LOCATION:** 520 Eder Road  
**GRID NO:** 132800-6656-00-819763

**Resolution Offered by Planning Board Member: John Eickman:**

**WHEREAS**, the Firas Bridges Subdivision was granted final approval for a 3-lot subdivision on April 18, 2023 and was granted a three-month extension through July 18, 2024 with an additional 30 days through August 18, 2024 contingent upon the applicant providing a plan to the Town Engineer that satisfactorily addresses and corrects the existing encroachments in the Town right-of-way by the applicant; and

**WHEREAS**, on September 18, 2024 the applicant was granted an additional 3-month extension through November 18, 2024; and

**WHEREAS**, on December 17, 2024 the Planning Board approved an extension starting on November 18, 2024 and extending through May 18, 2025; and

**WHEREAS**, the applicant is awaiting approval from the Department of Behavioral and Community Health (DBCH); and

**WHEREAS**, the applicant is requesting an additional two (2) three month extension through November 18, 2025; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby extends final subdivision approval through November 18, 2024 for the above project as represented on a map entitled "Bridges Subdivision" prepared by Day & Stokosa, Engineering P.C., dated May 23, 2022 and last revised March 30, 2023 subject to the following conditions:

- 1) The submission of a plan to the Town Engineer that satisfactorily addresses and corrects the existing encroachments in the Town right-of-way; and
- 2) All conditions contained in the original resolution of subdivision approval dated 4/18/23 must be met; and

- 3) Recreation fees in the amount of \$12,500 due to the Town of East Fishkill prior to the signing of the subdivision plat in final form by the duly authorized officer of the East Fishkill Planning Board; and
- 4) The applicant addresses the comments in 2/15/24 memorandum from the Town Engineer to the satisfaction of the Town Engineer.

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chair or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

**Resolution Seconded by Planning Board Member                      Lori Gee:**

The votes were as follows:

Board Member Lori Gee	Aye
Board Member Ed Miyoshi	Aye
Board Member Sarah Bledsoe	Absent
Board Member Richard Campbell	Aye
Board Member Donald Papae	Aye
Board Member John Giovagnoli	Aye
Chairperson John Eickman	Aye
Alternate Board Member	_____

**EXTENSION:**

**2020-035 – Stone Ridge Commons, Route 52, and Palen Road (6356-047-31304/776321)**

Stone Ridge Commons received conditional final approval to construct two 3-story multi-family apartment buildings with 51 units and associated parking in a B1-A zone at the May 2021 Planning Board meeting. Applicant is requesting extensions from the last expiration date of November 18, 2022, through November 24, 2025. The applicant is requesting the extensions to finalize sewer and water improvements.

**No one was present.**

Ms. Gee asked about the 2022 expiration date. Chairperson Eickman explained that there was an

administrative error on their side that is just now being corrected. Ms. Robbins stated they were given a goal for Health Department approvals. At the time they believed that extended their approval. They are just formalizing the fact that it was not written out that way in the actual resolution. They were allowed to move forward with the County. Engineer Bryant stated they misinterpreted the last resolution. Ms. Robbins stated they thought they had gotten extensions through but they had not.

Chairperson Eickman asked if they have been keeping staff informed all the way along and Ms. Robbins said yes. They have been working on the sewer and the water continuously. They had been given a special extension as a result of a resolution that she believes was done in 2022. There was another resolution after that that allowed them to move forward. Engineer Bryant stated that it said they could proceed and get the map signed without Final Board of Health but they would not be the CO. Ms. Robbins stated they thought that granted them the extensions through and it had not.

Mr. Miyoshi asked what work they have been doing. He goes back there and does not see any changes. Engineer Bryant stated they are only doing changes in design. They are not doing anything on the site. He stated if there were concerns that Mr. Miyoshi would like to address it could be talked about now. Mr. Miyoshi stated he did not vote for this project because he did not like the way they were putting traffic out onto Palen Road.

Ms. Gee stated in past cases, if there has been a long time between work on a job, the applicant would be asked to review all of the new zoning changes to make sure they could meet them all. She asked if this applicant was asked to. Ms. Robbins stated she did an internal look and did not see anything they were not compliant with.

Chairperson Eickman asked if there were any other questions or comments from Board members or staff. There were none.

**RESOLUTION EXTENDING FINAL SITE PLAN AND SPECIAL PERMIT APPROVAL**

**NAME OF SITE PLAN:** STONE RIDGE COMMONS APARTMENTS  
**NAME OF APPLICANT:** 1525 Route 52 Partners LLC  
**LOCATION:** Route 52 and Palen Road, Hopewell Junction, NY  
**GRID NUMBERS:** 132800-6356-04-731304/776321

**Resolution Offered by Planning Board Member: John Eickman**

**WHEREAS**, Stone Ridge Commons Apartments was granted final approval on May 18, 2021 to allow the development of 51 apartments in two 3-story multi-family apartment buildings, 105 parking spaces, stormwater management practices, and associated site amenities on two parcels totaling 6.65 acres (Lot 22 is 3.24 acres and Lot 23 is 3.43 acres) located at Route 52 and Palen Road; and

**WHEREAS**, the applicant received a 6-month extension to November 18, 2022 to complete the required Town sewer and water improvements; and

**WHEREAS**, the applicant continues to work to complete the required Town sewer and water improvements; and

**WHEREAS**, the applicant is requesting additional extensions through November 18, 2025 to complete these improvements; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board hereby extends final approval for the Site Plan titled “Stone Ridge Commons” prepared by Day & Stokosa Engineering, P.C., dated 9/27/19 and last revised 4/19/21 subject to the applicant meeting the final site plan conditions contained within the May 18, 2021 resolution of site plan approval and the following conditions:

1. Payment of a fee not to exceed \$100,000.00 towards the traffic improvements to be made prior to the issuance of the Certificate of Occupancy.
2. Payment of \$100,000.00 fee for the new sidewalks broken down in four equal Payments with due dates of July 1, 2025, September 1, 2025, November 1, 2025 and Dec 30, 2025.

**BE IT FURTHER RESOLVED**, that within five (5) business days of the adoption of this resolution, the Chair or other duly authorized member of the Planning Board shall cause a

copy of this resolution to be filed with the Town Clerk and a copy sent to the Applicant/Owner.

**Resolution Seconded by Planning Board Member:      Richard Campbell**

The votes were as follows:

Board Member Lori Gee	Aye
Board Member Ed Miyoshi	Aye
Board Member Sarah Bledsoe	Absent
Board Member Richard Campbell	Aye
Board Member Donald Papae	Aye
Board Member John Giovagnoli	Aye
Chairperson John Eickman	Aye
Alternate Board Member	_____

**BOND REDUCTION:**

Chairperson Eickman stated Farmview Estates has submitted a request to reduce their bond.

Engineer Bryant stated they have substantially completed the road construction, the storm water improvements, and the landscaping. There is actually a minimum bond amount that it can be reduced to, which is equal to the maintenance. It is 20% and that is the amount they would like it reduced to even though, in all reality, the remaining portion of the work is pretty much less than that. He stated they are comfortable with the remaining amount. What's left is top course asphalt, and some fencing. Those are the two biggest items. Mr. Campbell asked what the original bond amount was. Engineer Bryant stated it was \$1,161,267.30 and they are reducing it to \$232,253.46 for a bond reduction of \$929,013.84.

Chairperson Eickman asked if there were any questions or comments from Board members. There were none.

Chairperson Eickman asked if there was any further business to be brought before the Board. There was not.

ADJOURNMENT

**MOTION made by Richard Campbell, seconded by Lori Gee, to adjourn the Planning Board meeting. Voted and carried unanimously.**

Respectfully submitted:

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Julie J. Beyer, Meeting Secretary  
East Fishkill Planning Board