

**TOWN OF EAST FISHKILL
PLANNING BOARD MEETING
SEPTEMBER 18, 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, Sarah Bledsoe; Scott Bryant, Engineer; Michelle Robbins, Planner; Dave Palin, Fire Advisory Board; Staff: Jean Burke, Clerk.

The meeting began with the Pledge of Allegiance.

CHAIRPERSON COMMENTS

Chairperson Eickman stated that the upcoming meetings are Thursday, October 30, 2025, and Thursday, November 20, 2025.

APPROVAL OF MINUTES:

August 19, 2025

MOTION made by Richard Campbell, seconded by Lori Gee, to accept the minutes of the August 19, 2025, meeting. Voted and carried unanimously.

ADJOURNED PUBLIC HEARING:

2025-098 – Valley Christian Church, 1072 Route 82 (6458-04-688075/678055)

Applicant is applying for an amended site plan to add a 2-way drive and 23 additional parking spaces to the existing site plan. The site currently contains 142 spaces. The proposed amendment to the site plan would remove 4 spaces and add 23 for a total of 161 spaces. **(Adjourning until Oct. 30th)**

Chairperson Eickman stated the applicant has requested this be adjourned until the October 30th meeting.

MOTION made by Richard Campbell, seconded by Lori Gee, to adjourn this Public Hearing until October 30, 2025. Voted and carried unanimously.

PUBLIC HEARING:

2025-101 – Mamma Mia’s Restaurant LLC, 91 Route 376 (6358-02-768532)

Applicant is proposing to build a 960 sf detached garage.

Joe Cardoso was present.

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

Mr. Cardoso stated this will be a 40 X 24 garage for his cars. There will be no running water and no electric. It will be a metal building.

Chairperson Eickman stated it requires a variance from the Zoning Board and Mr. Cardoso stated he was before them last month.

Ms. Robbins stated the Zoning Board could not move forward without a Negative Declaration and it had to be a coordinated review.

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

Chairman Eickman asked if there were any questions or comments from the Town Professionals. There were none.

Chairperson Eickman asked if there were any members of the public who wished to speak for or against the proposed project. There were none.

MOTION made by Richard Campbell, seconded by Lori Gee, to close the Public Hearing. Voted and carried unanimously.

Chairperson Eickman stated there is a negative declaration for this application.

The name of the action is Mamma Mia's Pizzeria (Cardoso) Detached Garage. This is for a proposed 960 sf detached garage on a parcel zoned B-3 with an existing restaurant and a single-family residence. The proposed garage would be for residential use only. This is an unlisted SEQR action. A Short Form EAF and Site Plan was analyzed in making this negative declaration. The proposed action would not be expected to result in any significant adverse impacts for the following reasons:

1. It will not result in any significant fiscal impacts.
2. It will not generate a significant amount of additional vehicles, noise, or emissions levels.
3. It will not affect rare or endangered species of animal or plant, or habitat of such species.
4. It will not result in any impacts to historic or archeological resources.
5. It will not result in any impacts related to hazardous materials,
6. It will not result in a significant effect on air, water quality, or ambient noise levels for adjoining areas.
7. It will not be subjected to unacceptable risk of flooding or major geological hazards.
8. It will not have a substantial aesthetic affect.
9. It will not involve adversely affect any surface water or ground water.
10. It will not allow for improper uses within specified zoning districts.
11. It will not result in adverse cumulative impacts.
12. It will not result in adverse growth-inducing impacts.
13. It will not conflict with the Town's Comprehensive Plan.

Based on a review of 6NYCRR 617.7, there appear to be no other significant adverse environmental impacts.

MOTION made by Lori Gee, seconded by Richard Campbell, to approve the Negative Declaration. Voted and carried unanimously.

RESOLUTION OF AMEDNED SITE PLAN APPROVAL

NAME OF SITE PLAN: Mamma Mia's Pizzeria, Inc./c/o Joe Cardoso
(Detached Garage Plan)

NAME OF APPLICANT: Jose J. Cardoso

LOCATION: 899-901 Route 376

GRID NO: 132800-6358-02-768532

Resolution Offered by Planning Board Member: John Eickman

WHEREAS, the applicant is applying for amended site plan approval for a detached residential garage to be located on the Mamma Mai's Pizzeria parcel on Route 376; and

WHEREAS, the parcel is zoned B-3 and contains a commercial restaurant and a residence; and

WHEREAS, the proposed 960 sf three door garage with a service door would be located to the rear of the parcel and would limited to residential use only; and

WHEREAS, the Planning Board declared Lead Agency on September 18, 2025; and

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

WHEREAS, the applicant applied for a 210 sf area variance for the size of the garage from the Zoning Board of Appeals; and

WHEREAS, the Planning Board opened and closed a Public Hearing on the site plan September 18, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby approves the Amended Site Plan as represented on a plan set entitled " Mamma Mia's Pizzeria, Inc./c/o Joe Cardoso (Detached Garage Plan) Sheet 1 of 1" prepared by Day/Stokosa Engineering, P.C. dated 8/26/25; 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 proposed detached garage is limited to residential use only and no commercial uses are permitted in the garage without site plan approval.
2. 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: Rich Campbell

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

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DISCUSSION:

2025-104 – 45-49 Foster Road, (6458-04-659005)

Applicant is applying for an amended site plan to add medical offices on the second floor in a space previously approved for storage. In addition, the applicant is requesting the former Maceli house on the property be converted to a care takers unit.

Joseph DeMarco and Vasanti Mirchandani were present.

Mr. DeMarco stated 49 Foster Road is an existing two-story wood frame building with a medical practice on the first floor and offices on the second floor. The applicant is looking to expand the practice to the second floor and add a spa to the opposite side on the second floor. He does know they received questions from the Town Professionals. One was in regard to the parking. They did go out and re-verify that there are 90 spaces, which is what they will need for the medical practice to expand to the second floor. The second floor was originally designed as office space. The Town had said they had 88 spaces, but they do have 90. Ms. Robbins asked if that count of 90 included the two spaces in front of the Maceli house. Mr. DeMarco said it is not including those two spaces. He stated they would be switching that building from a single family dwelling to a caretaker residence. Ms. Gee asked if that was not still considered a residential unit. Mr. DeMarco stated it is still a single family, but will be used by a caretaker.

Mr. DeMarco stated there were comments regarding the handicap striping being inadequate and he just needs to know what is inadequate about them. Engineer Bryant stated if it went behind parked cars that is not allowed. Mr. DeMarco stated they will correct and restripe it however it needs to be done.

Mr. DeMarco stated one comment was that the fire zone needs to be replaced. He also needs further clarification on what needs to be revised there as well.

On the revised plans they are showing stop markings along with a stop sign, which may or may not have been existing.

Engineer Bryant stated there are a few lightbulbs out and Mr. DeMarco stated Dr. Sinha has already taken care of those. Engineer Bryant stated the applicant can set a meeting with Matt Rickett to discuss the other issues.

Mr. DeMarco stated there was an emergency exit they have been told needed to be closed off from Route 82. There is existing bollards and a chain. Mrs. stated they need a Knox Box and a lock. Mr. Palin stated the Fire District has locks it can supply and give a key to the owner for emergency access, which will be a less expensive way to go instead of a Knox Box.

Chairman Eickman asked if there were any other fire related comments. Mr. Palin stated if the upstairs is reconfigured, the smoke alarms and smoke detectors should be reconfigured as well. He asked what the difference was between a residence and a caretaker unit. Ms. Robbins stated it is a requirement on the deed from Mrs. Maceli that it can only be left as a caretaker residence or it will convert to a commercial use. They do have a special permit for the caretaker unit. Mr. Palin stated they would recommend a Knox Box and a fire system for that building as well. Engineer Bryant asked if there was a request for a sprinkler system in the upstairs offices. Mr. Palin stated they always recommend sprinklers, as they save lives and property. There is water across the road. If they don't put in sprinklers there are other requirements for fire rated walls and corridors. Mr. DeMarco stated it is not required per Building Code for this space. They will do whatever is required.

Mr. DeMarco wanted to make sure that the single house dwelling would be converted to a caretaker unit tonight. Chairperson Eickman stated part of their action is to approve a special permit for that. Ms. Robbins stated it needs to be included when they advertise for their Public Hearing, which is required for the approval of a special permit.

Chairperson Eickman asked where the people from the upstairs offices were relocating to. Mrs. Mirchandani stated it was currently vacant.

Ms. Robbins stated in the past parking has been tight on that lot. They have talked about the possibility of land banking parking at the Maceli house, which was an earlier conversation. That may be a conflict with the septic system. She has a plan that shows it in a different location, so they need that confirmed. Mr. DeMarco stated he does have the approved septic drawings. Ms. Robbins stated Mr. Renia would want to review that.

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

MOTION made by Lori Gee, seconded by Richard Campbell, to schedule this application for a Public Hearing on October 30, 2025. Voted and carried unanimously.

SKETCHS:

SKETCH:

2025 - 102 – Hopewell Oaks, 1486 Route 82 (6559-03-136067)

Applicant is requesting the Board to consider a proposed five unit Multi Family residence in an R1 Zone.

No one was present.

Chairperson Eickman stated he would call for this application again before they close the meeting.

SKETCH:

2025 – 103 – S.E.G. Realty, 814 Route 82 (Main Street) (6457-274544)

Applicant is requesting the Board to consider four residential units above a ground floor retail in the Hamlet Center.

Anthony Segretti was present.

Mr. Segretti stated they are putting a new façade on the building and are looking to make the three existing offices into three apartments. There is one existing apartment currently. They would be two 900 sq. ft. and one 450 sq. ft. units. The footprint of the building will not change. Chairperson Eickman asked if these would be efficiencies or one bedrooms. Mr. Segretti stated they would be studios. The existing apartment has windows on both sides, but these only have a window in the front.

Chairperson Eickman stated they are hoping they can encourage several more places to do this. Mr. Segretti stated he is willing to do whatever needs to be done. Ms. Robbins stated this is the first application coming in since the code change. The Town had a Saratoga Study done in regard to wider sidewalks. The neighboring property may be looking to fix their parking in the rear, so it may work to this applicant's benefit to work with them for circulation and there may be some economies of scale if they work together. The Town would also like some sort of service road that would go behind there so there may be some discussion regarding easements. Mr. Segretti stated he is willing to do that, but feels it will have to be done in coordination with all the other stores. Ms. Robbins stated that was correct. Mr. Segretti stated he is having a site plan done. He will get it to his professional, who will work with the Town regarding whatever they would like to see on the sidewalks and additional items.

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

members. Ms. Gee stated it is exciting to see the first application come in to take advantage of the new zoning.

Ms. Robbins asked if he was keeping the same commercial tenants and Mr. Segretti said yes. He stated all the upstairs offices are empty so he hopes this will be a better use of the space. The two spaces in the front are roughly 850 – 900 sq. ft. He will install a small kitchenette and make the bathrooms a little bigger with a shower and make them big studios. That would be for the two in the front. The one in the back does have two windows, so there may be the opportunity to make a small one bedroom there.

Ms. Robbins asked about the access to the apartments. Mr. Segretti stated right now it is to the side and they were planning on leaving that the same, but re-doing it. Once up the stairs, there is a center hall that goes to the rear where it leads outside as an emergency egress. There is a staircase there as well.

Ms. Gee asked if there was any possibility for a skylight on the two units with only one window. Mr. Segretti stated there is, but he is not sure they would do that. They could if it was something the Town would want to see. Ms. Gee stated she did not know if they would require it. She was asking because there may be a light issue there. Mr. Segretti stated the front window is very large.

Mr. Palin stated they would recommend a fire alarm system in the building as well as a Knox box for not only the commercial spaces, but upstairs as well. Mr. Segretti stated that was no problem.

Ms. Robbins stated this application came in as a sketch plan. They will need to provide more formal plans and then send the applicant to the Architectural Review Council at some point.

Chairperson Eickman asked if there were any addition comments or questions. There were none.

Ms. Robbins stated they could meet together before the applicant comes back before the Planning

Board again if that would be helpful.

Chairperson Eickman asked if there was anyone present from Hopewell Oaks. There was still no one.

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