

**TOWN OF EAST FISHKILL
PLANNING BOARD MEETING
NOVEMBER 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; Tom Wood, Attorney; Scott Bryant, Engineer; Michelle Robbins, Planner; Dave Palin, Fire Advisory Board; Staff: Jackie Keenan, Clerk.

The meeting began with the Pledge of Allegiance.

CHAIRPERSON COMMENTS

Chairperson Eickman stated that the upcoming meetings are Tuesday, December 16, 2025. At that meeting they will publish and approve the meeting schedule for 2026.

APPROVAL OF MINUTES:

October 30, 2025

MOTION made by Richard Campbell, seconded by Lori Gee, to accept the minutes of the October 30, 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 Dec. 16th)**

Chairperson Eickman stated the applicant has requested this be adjourned until the December 16th meeting.

MOTION made by Ed Miyoshi, seconded by Richard Campbell, to adjourn this Public Hearing until December 16, 2025. Voted and carried unanimously.

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 caretaker's unit.

Paul Varanouskas and Vasanti Mirchandani were present.

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

Mr. Varanouskas stated they have submitted another site plan for review and approval. Part of it addressed land banking some parking spots even though they have the 90 required spaces for the medical usage including the upper floor. They were able to do that. There are two entrances that were to the single family home, which they are looking to turn into a caretaker residence. They are looking to abandon one of the entry points and use a portion of that area for the four additional spots. The other access/driveway will stay so there is an emergency vehicle entrance. Also, the last time this application was before the Board, they were unsure where the septic fields were. They did more research and there are two septic fields right in the front area and he showed on the map where the septic tank was. They are trying to add in land banking spots because everyone knows medical offices parking gets tight sometimes. There was some discussion about additional parking expansion over the septic field that they did speak with their engineer and he does not recommend that. They do not know how the actual septic fields were designed. If they do those for additional

spaces, they would like to designate them as staff parking. Engineer Bryant asked where the caretaker would park their vehicle. Mr. Varanouskas stated one of those spots would be for them. Engineer Bryant asked if it would only be a single person as the caretaker and Mr. Varanouskas did not know. He can look into it. He does know that there are a lot of comments regarding signage, and they are more than happy to accommodate those. They have put them in their drawings. He asked if there were any additional questions from the Board.

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

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

Chairperson Eickman stated they do appreciate the effort on the additional parking spaces. He asked if there was anyone from the public to speak for or against this project. There was no one.

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

**RESOLUTION OF AMENDED SITE PLAN APPROVAL
AND SPECIAL PERMIT FOR CARETAKER'S UNIT**

NAME OF SITE PLAN: 2nd Floor Interior Renovations for Rabi Sinha 49 Foster Road
(Administrative/Storage to Medical/Medical Spa Use)

NAME OF APPLICANT: Rabi Sinha

LOCATION: 45-49 Foster Road

GRID NO: 132800-6458-04-659005

Resolution Offered by Planning Board Member John Eickman

WHEREAS, the above referenced applicant applied to the Town of East Fishkill Planning Board for an amended Site Plan Approval to replace 2nd floor administrative space in Building 1 (49 Foster Road) with medical and medical spa offices, land bank 4 new parking spaces and receive a Special Permit for a Caretaker’s Unit at the former Miceli house; and

WHEREAS, the site plan demonstrates that the existing number of parking spaces exactly meets the Town code requirements; and

WHEREAS, as part of the amended site plan approval the applicant will land bank 4 new parking spaces in front of the former Miceli house in the event of future parking shortage; and

WHEREAS, as part of the amended site plan additional landscaping will be installed to screen the land banked parking area along the frontage of the property; and

WHEREAS, the applicant has applied for a Caretaker’s Unit Special Permit to convert the existing residence on the property to a Caretaker’s Unit; and

WHEREAS, the action is considered a Type II action under SEQR and no further SEQR review is required; and

WHEREAS, the Planning Board opened a Public Hearing on the site plan October 30, 2025 and closed the Public Hearing on November 20, 2025; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board approves the Site Plan titled “2nd Floor Interior Renovations for: Rabi Sinha, 49 Foster Road” prepared by Whalen Architecture, PLLC dated August 26, 2025 and last revised November 14, 2025 with the following conditions:

1. Satisfactory resolution of all comments in the Renna Engineering Design, PLLC letter dated September 16, 2025.
2. Satisfactory resolution of all comments in the 9/26/25 Memo of Site Visit Notes prepared by Michelle Robbins and Matt Rickett, and Danielle Angyal.

3. Dutchess County Health Department Approval for the septic system capacity with the proposed expansion of use.

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

DISCUSSION:

2025-105 – Joe’s Carriage House, 3760 Route 52 (6655-02-909823)

Applicant is applying for an amended site plan.

Nick Fusco and Joe Bulage were present.

Mr. Fusco stated this was an existing restaurant that they would like to maintain as a restaurant.

The existing kitchen is not in great shape. The existing freezer is not in great shape and not functioning the way they would like it to. They are proposing to renovate that portion of the building with a small addition. So the square footage will be expanding. The other portion of this application is to change the façade of the building, which is very boxy. They are trying to make it look more unified and nicer from the road. There is a patio extension they are proposing for outdoor seating as well as seating around three fire pits and an outdoor shed/bar which would be used as a bar for the outdoor seating. They're looking to expand parking. He does know that there were some comments about the location of the parking and making sure that it is outside of the setbacks. This is to maintain some separation from the residences in the area. There is a caretaker's cottage on the property and there is some discussion as to how they can potentially make that an actual apartment or if it needs to be left as a caretaker's cottage. That sums up the project.

Chairperson Eickman asked about the hours of operation, and the entertainment that will be going on that would create noise outside and things like that. Mr. Fusco stated it will be a restaurant and a hope that the noise outside will be held to a minimum. It will not be a large party space unless it is rented out for a particular party. If there is a larger party, there would be some sort of valet for overflow parking beyond what is available with the proposed spaces. Mr. Bulage stated there would not be large parties, just christenings and baptisms and family types of events. They would be closed on Mondays and open the other six days of the week. They would be open 12 PM to 9 PM on weekdays and 12 PM to 10 PM on Friday and Saturday. Chairperson Eickman asked if there would be any amplified sound outdoors and Mr. Bulage stated it would be background music like Frank Sinatra. Chairperson Eickman asked if they have visited with the residents nearby and spoken to them about this plan. Mr. Bulage stated the neighbor across the street lives alone. Joe had this as Mike and Joe's Stormville Pizza so the woman does know that it was a restaurant and they have told her they would like to have a restaurant there again. He has not had a detailed conversation with her. Joe's father had this as Fortuna before which was also a restaurant. Mr. Fusco stated there was a residence just built next door and he is unsure if there is a new owner there. They do have a relationship with the current owner.

Mr. Campbell stated the prior restaurants did not have outdoor activity. Mr. Fusco stated there was an outdoor patio. He is unsure of what the seating was prior but they are just looking to expand upon it. They would like to make it a little bit more usable. Mr. Campbell stated they are adding a bar and another function out there beyond just seating. Mr. Fusco said yes. There are three fire pits out there. So they would have seating around them and the bar would have some seating as well.

Chairperson Eickman asked if they were thinking about doing some kind of fencing or landscaping at the property line between the new residence. Mr. Fusco said yes. One of their comments was to create a landscape buffer between the residential property, and this parcel. There is a good amount up to where the house is built so they would propose landscaping wherever they need to. They will also be putting some on the front property adjacent to the roadway. They do know that some was taken out to clear up the overgrowth but they would like to add some back in.

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

Ms. Gee asked if the addition was for customers or expanding the kitchen. Mr. Fusco stated it is for pickup orders so there will be a small counter area. There will be no seating in there. There will also be a pizza oven in that area that will be used for restaurant food as well. The rest is to give access to the new basement for storage. Ms. Gee asked Ms. Robbins if the additional space was working with the parking that they have. Ms. Robbins stated she had several comments. This application came in and a lot of the renovations have already been done. There are some building permits that they have taken out, and it was a requirement for them to come before the Planning Board to correct some of the things that were done without permits.

Ms. Robbins stated this has been a pre-existing, nonconforming restaurant for decades. This is the former Harold's restaurant. Back then there were two parcels that made up Harold's. One was just

used for overflow parking but that one has been sold off and made into a residential home in the last year. They have extended the existing parking lot that was part of Harold's further back into the site directly along the property line of the new home. She asked if they were going to add fencing and Mr. Fusco said yes. He stated one of the other comments was to move some of the parking so they will be losing some of the parking areas, but they will be moving it away so it is outside of the setbacks. Ms. Robbins stated that the parking lot runs along the boundary of the parcels so they had suggested ending the parking lot into the interior of the parcel and away from the home. She is concerned with the conflict of land uses, particularly if there are outdoor events happening. They do not want the neighbors complaining regularly. If the fence and landscaping is there, it will go a long way towards protecting the residents and keep people parking there from wandering onto the private property by mistake. She stated what she believes will work best for the applicants to get everything legalized is to consider the Town's recently adopted Mixed Use Residential Special Permit. This will assist with them putting in a residential unit on the site. The wording in this special permit may assist them in doing what they would like to do. It is section 194 – 46.12. It is called the Mixed-use Redevelopment Special Permit. That may help them avoid needing some of the variances that they would have to go for otherwise. Ms. Robbins stated there was some consideration regarding separate apartment access from Durrschmidt Road. Mr. Fusco stated that was something that they have discussed. The owners believe that would make it easier in terms of approving the house as an apartment versus just being a caretaker's cottage. Ms. Robbins stated the cottage has two floors and the top floor of the cottage does not meet code. There is a bedroom up there, but there is a very small, narrow staircase that goes up, so it no longer meets the requirements to have a bedroom up there. Durrschmidt Road runs along the property and goes into a subdivision and the applicant was looking to potentially have access that way. If they are going to propose that, they would need to speak with the Town Highway Department and come in and show them a plan to evaluate to see if it would be possible. Attorney Wood stated they would need to make sure it does not directly connect to the parking area because then the residents on that side could feel it is a cut through. Mr. Fusco stated it would be completely separated. Mr. Campbell asked if the cottage has a Certificate of Occupancy. Ms. Robbins stated it did. Mr. Campbell asked if it was as a caretaker's unit. Ms. Robbins stated no. It has been a pre-existing

residential unit and at one time there was a residential unit in the second floor of the restaurant. That one does not meet code either. In more recent years, they had limited the residential use to the first floor and they could not use the upstairs as a bedroom due to the narrow staircase. Mr. Campbell asked if the cottage connects to Durrschmidt Road. Ms. Robbins stated it does not connect yet. They would have to create a road. Attorney Wood stated the property line does go to the road. Chairperson Eickman stated if they are able to use the Mixed-Use Special Permit, they would not need to worry about designating the cottage as a caretaker unit. Ms. Robbins stated that was correct. It would be designated as a residential unit as long as they meet all of the requirements of the Special Permit. Mr. Campbell asked if they would have to bring the second floor up to code. Ms. Robbins stated they would have to figure that out. They could turn it into storage or abandon the area. It could be made into an attic area. Mr. Fusco asked if the only issue was the staircase. Ms. Robbins stated there might be other issues, but she is not aware of them off the top of her head. She stated they also have to go through ARC for approval. The generator needs to be shown on the site plan if they are installing one. They would need to identify the type of buried tank on the site plan. There are some things on the site plan that are shown because the survey was done as an as-built so they are looking to clear some things up. She asked if the sign was new. Mr. Fusco stated it is the same existing sign and structure that has always been there. It was just painted. Ms. Robbins asked if they were planning to leave that sign in that location and Mr. Fusco said yes.

Ms. Robbins stated she would like to see landscaping around the propane and oil tanks. They are in the front of the building. Mr. Fusco stated he believed those tanks would get moved to the side and they would be landscaped and cleaned up so they would not be seen.

Ms. Robbins asked if they were paving the parking lot or leaving it gravel. Mr. Fusco stated he believed they were leaving it gravel. Ms. Robbins stated this would require some curb stops for demarcation of the parking spots. Handicap spaces will need to be marked as well. Once they have determined how many spaces will be out there she will be able to tell them how many handicap spaces they need.

Ms. Robbins stated she would like to see one demarcate the number of seats that will be outside

as well as the square footage associated with those areas. Attorney Wood stated that would be coordinated with the Department of Health as well. Ms. Robbins stated she believes they are keeping the restaurant space exactly the same as the existing restaurant space. They are expanding the kitchen but are adding a takeout area. They are also adding outdoor seating. There will be an expansion on the parking. If they can't do that expansion they might have to limit their inside seating to accommodate the outside seating.

Chairperson Eickman asked if there were any additional questions or comments from the Professionals.

Mr. Palin stated that the Fire Advisory Board did submit some comments and recommendations but they have not heard back yet. Mr. Fusco stated that will be in the future submission. They did receive those comments.

MOTION made by Lori Gee, seconded by Richard Campbell, to refer this application to the ARC. Voted and carried unanimously.

Ms. Robbins stated if they decide to go for the Mixed-use Residential Special Permit, they will have to advertise for that at the same time that they do the site plan. This would be for their Public Hearing for the site plan. Their office will assist with this process.

DISCUSSION:

2023 - 061 – Sprainbrook Meadows, 50 Townsend Road, (6456-04-955335)

Applicant is applying for an 8-lot subdivision on an existing 99.15 acre lot.

Chairperson Eickman stated that this applicant has requested that this application be deferred until

the December meeting.

SKETCH:

2025 – 106 – Dunkin - Taconic, 2593 Route 52, (6556-01-008697)

Applicant is applying for an amended site plan to relocate the existing Dunkin from building # 1 to a portion of building # 2. They will occupy 2400sf of the existing building and add a drive through window. This is located in a B1 district.

Conner McCormack and John Spotafore were present.

Mr. McCormack stated they made a sketch plan submission. This is very conceptual in nature. They are looking for initial comments from the Board at this point so they can be incorporated as they move forward with a fully engineered set of plans. The project is a Dunkin located in the Taconic Plaza, which is approximately 1/3 of a mile southwest of the TSP and Route 52 intersection. Currently the site has two existing commercial buildings. Building 1 is the larger L-shaped one. There is a standalone building that he will refer to as Building 2. The parcel has frontage along Route 52 to the Southeast. It is currently served by an on-site well and septic systems. A portion of the site is located within the 100-year flood plain. The site is in the B1 General Business zone with this use being approved, subject to Planning Board approval. The proposed action is to take the existing Dunkin facility in the end of the larger building and relocate to the standalone building that has a vacancy. The purpose of that is to add a drive-through to support the business. The existing building is half occupied by a beverage retailer who is going to move to the northern half of the building. They will be adjusting some of the existing curbs on site as well as some of the striping to allow a drive-through at the rear of the property. As it is proposed right now, they will be adding two man doors to the building as well as a bump out for the drive-through. They are losing about 14 spaces, which is pretty typical of a Dunkin of this size. The proposed Dunkin will have 19 interior seats. There will be no soil disturbance outside of the

existing pavement area. In total, with the restriping and adjusting of the curbs and adding the drive-through they will be losing approximately 17 parking spaces. They have over 90+ in surplus after that, so there is plenty of parking for the proposed uses out there. That is the summary of the project. He did have two questions he would like to ask the board. The first is regarding a freestanding sign, and the second is in regard to the moratorium for new applications.

Attorney Wood stated this application would not be affected by the moratorium as this is an amendment to an existing site plan.

Chairperson Eickman stated that there are some unresolved violations on site that have been issued by the Building Department. In order to be able to move to the next step, they will have to rectify those. The owner should have the correspondence for those as well as the Building Department. It mainly relates to parking, and fire lanes and boats and trailers on site. Chairperson Eickman asked when they redid some of the curbing would they also account for truck circulation for delivery trucks. He has been told that currently trucks actually park out on Route 52 on the shoulder to deliver things because it is difficult to get into or maneuver around the site. Mr. McCormack stated they have not done a truck turning diagram yet but now that this concern has been raised, it will be incorporated. They did speak to Dunkin specifically regarding their delivery schedule and what kind of vehicles they use. They will have a daily delivery by a sprinter van. There will also be a weekly box truck delivery that he believes would be a WB 45. They will run that trailer to the site to determine that it can make all of the curbs. If they can't, they will make adjustments to the islands as required and identify those areas. They will also do the same for the local fire equipment.

Mr. Spotafore stated the site does have tractor-trailer access. His father built this plaza over 35 years ago and tractor-trailers do come there and make deliveries. The tractor-trailers that park on the shoulder are people that don't want to pull into the parking lot, but they are not making deliveries. They are regular truckers. When they get a delivery for Dunkin donuts the tractor-trailer comes in and parks on the side and delivers. The same applies to the restaurant, the deli, and the liquor store. Tractor-trailers have been coming into the parking lot for 35 years and it has never

been an issue. Mr. Campbell asked if the tractor-trailers parking on the roadway are customers and Mr. Spotafore said yes. He stated that he addressed the violation as soon as he received it in August. He received it again and addressed it and now they have received it a third time. He had his cousin send a certified letter to Matt Rickett, who has not acknowledged it yet. He does not know what else to do at this point. Mr. Rickett was complaining that people are coming in and parking in the fire lane. The fire lane is covered by the Town and not the landlord, so if someone is in the fire lane they should call the police department and have it ticketed and towed. The same applies if someone should park in handicap spot without a handicap sign. Attorney Wood stated maybe the markings are not up to date. Mr. Spotafore said they are. Signs are there as well. Attorney Wood has stated he has seen trucks parked out on the roadway that have Dunkin on them. Mr. Spotafore stated the original site plan for the Plaza shows a tractor-trailer roadway going around the back of the buildings. That is why there is no parking allowed there because there is a specific direction the tractor-trailers are supposed to travel on site. On the side where the current liquor store is, there is the roadway in the back and it is wide enough to accommodate the drive-through and the tractor-trailer lane. It is over 40 feet wide. The drive-through will have an access lane on one side of the berm and the tractor-trailer access is on the other side of the berm. Mr. McCormack stated there is also a bypass lane on the drive-through and there is room for all of them. Engineer Bryant stated it looks like they have space if they need to move the curb.

Ms. Gee asked since the Dunkin was having a drive-through lane, if they were considering making a right and left turn exits out of the plaza. It would be widening the entrance to avoid queuing for people to get back to the Taconic. Mr. McCormack stated without a traffic study he does not have an answer for that. He does not seem to think there will be more traffic generation by moving an existing use to a different area on site. Ms. Gee stated it will not be the same when they have to drive through. The purpose of having the drive-through is to get more cars on site. They might want to have a two lane exit. Engineer Bryant stated it is on the State highway and they will weigh in on it. Mr. McCormack stated when they do the traffic report for the DOT, they will make those comments. They will make any accommodations required for the DOT. If it is warranted, they will do it.

Chairperson Eickman asked if there were any septic issues on-site. Mr. McCormack stated he walked the whole field yesterday and it was all dry. There are no issues as far as he knows.

Mr. McCormack stated that there is currently one freestanding sign that has a little plaque for every business in the plaza. The end-user of Dunkin would like their own dedicated freestanding sign. He does understand that per code, there is one per lot and he is not sure if the Board has ever made an exception for this. Ms. Robbins stated this would need special approval and it is not something they have done in the past. They can put signage on the building. The applicant would need to prepare something to be reviewed.

Ms. Robbins stated that Mr. Fitzgerald will review this application as well. They will need to landscape the front of the site to bring it back to the original site plan as some has been removed. It also needs to be cleaned up some. Mr. Miyoshi stated he would be concerned putting too many bushes along there because it could impede the sight line.

Ms. Robbins stated that there are some drive-through regulations they will need to review. It is in the code on section 194-112.3. It might be tight in that area but they might have enough room.

Engineer Bryant stated that they might want to vet this with the DOT. He does know there are other areas on state roads that once there is a Dunkin with the drive-through, they potentially start looking at turn lanes. They probably don't want to get too far into this project without finding that out first. Mr. McCormack stated they don't have the survey yet so this would be the time to ask. Engineer Bryant stated that could be a big deal.

Chairperson Eickman asked if there were any other questions or comments from Board members or Town professionals. There were none. He thanked the applicant for the presentation.

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:

Julie J. Beyer, Meeting Secretary
East Fishkill Planning Board