

**TOWN OF EAST FISHKILL  
PLANNING BOARD MEETING**

**DECEMBER 16, 2025**

Planning Board Chairperson John Eickman called the meeting to order.

**CHAIRPERSON COMMENTS:**

Members present were John Giovagnoli, Donald Papae, John Eickman, Richard Campbell, Ed Miyoshi and Sarah Bledsoe.

- a. Mr. Eickman began the Meeting with **The Pledge of Allegiance.**

**Mr. Eickman announced that Member Lori Gee had passed away the prior week, who he said was a great friend and Member of the Planning Board “forever”; he has been on the Planning Board for 11 years and said she had been on it for at least 5-10 years before him. He described her as an excellent Board Member and that she was a great person overall. He offered his condolences to her family and invited everyone to join him in a moment of silence in her memory.**

- b. Mr. Eickman announced the **Upcoming Meeting Dates are: January 20, 2026 & February 17, 2026**

- c. **Approval of Minutes of Meeting Held: November 20, 2025**

**MOTION made by Richard Campbell, seconded by Ed Miyoshi, to approve the Minutes of Meeting Held November 20, 2025.  
Voted and carried. Sarah Bledsoe abstained.**

Town Professionals and Consultants present were: Michael Cunningham, Esq., Town Attorney; Michelle Robbins, AICP-Town Planner and Scott Bryant, Town Engineer.

Staff present were: Jackie Keenan, Planning Board Clerk, Danielle Angyal JR., Town Planner, Chris Jodlowsky, Fire Commissioner and Dave Palin, Fire Advisory Board.

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***ADJOURNED PUBLIC HEARING:***

1. **#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 spaces for a total of 161 spaces. (Adjourning until January 20, 2026.)

Mr. Eickman announced that the Valley Christian Church matter is an Adjourned Public Hearing and the applicant has requested another adjournment to the January 20th, 2026 meeting.

**MOTION made by Richard Campbell, seconded by Sarah Bledsoe, to further adjourn the Public Hearing for Valley Christian Church, to January 20, 2025. Voted and carried unanimously.**

***PUBLIC HEARING:***

2. **#2025 – 099 – Ridges at Stormville Mountain Subdivision**, 20 Stormville Mountain Rd. (6656-00-536587)  
Applicant is applying for a 10-lot subdivision on 41.19 acres in a R2 zone

Aime Patane, Project Planner LRC Group, Engineering & Surveying was present.

**MOTION made by Ed Miyoshi, seconded by Richard Campbell, to open the Public Hearing for Ridges at Stormville Mountain Subdivision. Voted and carried unanimously.**

Ms. Patane began by stating that this was last before the Board in October. Since then, submission was made to the Board of Health, and she said they are waiting on comments. The sight line distances have been staked out and they are working on coordinating with the Town to have those

1 verified. She has received the latest comment letter, and they will also coordinate working with  
2 that. In the letter, she said there was a question on the limit of disturbance. She explained it is  
3 incorrect in the response letter but correct in the Environmental Assessment Form; 4.41 is the  
4 correct number for the limit of disturbance. The limit of work is 4.92 acres.

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6 Ms. Patane proceeded to do a brief overview for the public, stating that the project is located at 20  
7 Stormville Mountain Road. It involves the main parcel, which is 41.19 acres, as well as 15 Van  
8 Brook Drive and 24 Van Brook Drive. She pointed to the layout on the displayed plan, the  
9 proposed subdivision, which includes ten (10) new single-family lots and modified existing lots  
10 for 15 and 24 Van Brook Drive. She explained that the largest lot is just over five (5) acres. The  
11 smallest lot for the single-family residential lot is a little over two (2) acres, and she said the  
12 modified lots will be increased, to be 4.38 acres and 14.87 acres.

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14 Mr. Eickman asked the Board Members and Professionals if they had any comments. The Board  
15 Members did not have any.

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17 Mr. Bryant stated that there are still some concerns about the limits of disturbance. When he went  
18 to the site this day, he said he saw stakes with no limits of disturbance. There were no centerlines  
19 of the driveway, and he said it was really hard to determine what was going on there. He said he  
20 knows there are stone walls, large trees, there will be grading required and he does not think he  
21 has a good enough handle on this yet, to say there will not be disturbance to establish the sight  
22 distance. Ms. Patane acknowledged his comments and suggested it would be beneficial to set up a  
23 meeting. Mr. Bryant told her he had asked that the driveways could be laid out with stakes, center  
24 line of driveways, Lot 2, Lot 3 and from there an assessment could be made. Ms. Patane responded  
25 that it was her understanding they had been staked out. Mr. Bryant told her they just need to say  
26 “LOD”, limits of disturbance, and not center line of driveway and that this is an important issue.  
27 He said this ground varies; it has a lot of steep areas. There are the grading limits as he had stated,

1 right tight to the house. He does not think it is practical when the bulldozers go out there that they  
2 are going to be contained within the areas defined on the plan. If these lots got sold off, he  
3 questioned what would happen then, and what if a sixth guy with a lot goes over five (5) acres,  
4 where does that leave him. He said the fact needs to be faced that this is going over the five (5)  
5 acres and to address it on a lot-by-lot basis through mitigation on each lot. Then, whoever buys  
6 the lot is responsible for their own fair share.

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8 Mr. Bryant emphasized the issue with the disturbance being shown on one plan, and the sight  
9 distance shown on another plan. Then there is an erosion plan that represents where it stockpiles,  
10 and the washouts are going to be that are not consistent with the limits of disturbance. He said it  
11 is just too loosey-goosey right now and if this is kicked down the road, it will be a big problem.

12 Ms. Patane told Mr. Bryant that, in his letter it mentioned that the limit of disturbance could be  
13 marked with construction fencing. She asked if that was consistent to do during construction, to  
14 make sure they don't go beyond. He responded with questioning if "we" was one person or was it  
15 the lots would all be built, should the fence be taken down, or might these lots be sold to different  
16 people. John Kuroda then came to the podium to respond. He stated it was a great question and  
17 that it is the same as Farm View Estates, it is one (1) entity. Mr. Bryant replied to him that he did  
18 stormwater on that, and this particular point was an issue and those lots could have been sold. He  
19 said that here, one wouldn't want to be the 5<sup>th</sup> guy, the 8<sup>th</sup> guy and all of a sudden get shut down.

20 Mr. Kuroda replied, sure, it is bumping up against the 5 acres. Attorney Cunningham asked what  
21 his position was and Mr. Kuroda replied that he is the manager of the applicant entity, Roya  
22 Development, LLC. Mr. Bryant told Ms. Patane that this needs to be worked through a little more;  
23 she replied, "Okay", and that she understood.

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25 Mr. Eickman asked if there were any other comments from the Professionals.

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1 Fire Commissioner Jodlowski told Ms. Patane that he wanted her to be aware of a couple things.  
2 One is that this is in a volunteer fire district; there is no paid department that is on call or on duty  
3 all the time, and a response time is involved. He said there is a hydrant system up on Devon Farms  
4 Road, but it is not reliable in any way. The hydrants can be seen, but he said they are deceiving;  
5 there are no reliable fire hydrants near this. He said water would be moved from, probably, down  
6 in the Village of Stormville up to this site in the event of a structure fire. He said there is not a  
7 Code for it, but his suggestion is that people would be encouraged that these are spec houses, or  
8 whatever, to try to get people to put sprinkler systems in them. This is because it could be a while  
9 before they would get a response there.

10

11 Mr. Eickman then opened up the meeting for members from the public who might be present to  
12 speak for or against the project. He asked that anyone who had something to say, to come to the  
13 podium and sign in.

14

15 Claudia Mahon came to the podium and stated she had lived there all her life; she and her husband  
16 have a house on Gung Ho Rd. She noted the separate driveways, it is not one road to go in, that  
17 traffic is dangerous and cars come flying down that mountain. Her other concern is water runoff  
18 and how this will affect the people who live in the valley. Once grading the property is started, her  
19 concern is that it might affect flooding. She is also concerned about the actual road and if the plan  
20 is to widen it to be more like 2 lanes, because more people and more cars are being added and the  
21 way to get in and out is not conducive to more people. Mr. Salo, called out from the public, stating  
22 that there are blind spots. Ms. Mahon continued speaking, saying her other concern, having lived  
23 in Stormville her whole life, is that there are no amenities. She said there is a fire department, but  
24 it is lacking; it is volunteers and they have a difficult time getting people. The Town hasn't  
25 changed, no amenities. It is putting people on people and there is nothing there. She said there are  
26 no stores, no amenities like in Hopewell. Her concern is they are just adding on and adding on.  
27 There is one road in, the highway and no ins and outs; not conducive to more people. Her concern

1 is if it could be made safe. She said that bikes cannot be ridden down Stormville Mountain Road,  
2 dogs can't be walked, and there are no sidewalks. She said it is just adding and adding, with no  
3 kind of real vision and questioned if a road could be put in, with a sidewalk, where people could  
4 walk, or one road, instead of all those driveways. She said she is for progress, but there has to be  
5 concern about how to go about it. She asked if this was a done-deal. Attorney Cunningham  
6 responded, saying that right now this is being presented before the Board, and the Board has not  
7 approved anything for the project yet. Ms. Mahon questioned if there was anything, like a  
8 committee, that looks into what she just said. She reiterated that the road has to be really widened.  
9 Mr. Eickman responded that the Board is charged with taking all of that into consideration,  
10 including her comments, and will ask for a response to these comments, should they want to make  
11 them tonight. Responses to the comments will certainly be received before its approval.

12  
13 Rich Salo came to the podium, stating that he lived at the very top of the mountain, at 229  
14 Stormville Mountain Road. He said he also has a motorcycle, and he goes up and down that road.  
15 He said they do fly, and there are a lot of blind spots, especially where these driveways are going  
16 to be put. He sees where the stakes are and said this road is not wide enough; something may have  
17 to be done about it. He said there have been a lot of close calls. When it's bad weather, the trees  
18 come down and it is a very icy road, which is known already. He said people get stuck up there  
19 and he emphasized that the electric is always out. His generator is always running and when he  
20 first moved there, he said the electric would be out 7-8 days at a time. Now it is down to 1 or 2  
21 days, sometimes 10 hours; it is Central Hudson Gas & Electric He feels that bringing in more  
22 people will mean more homes with outages, more emergencies, and he said he agrees with Ms.  
23 Mahon, the fire department and Town Engineer, in that there may not be enough services to handle  
24 what is going to go on with this project. He said he agrees with Ms. Mahon; he also is not against  
25 progress. Instead of 12 driveways going down one road, he suggested maybe that could be split  
26 up, or shrink the size of the 12 lots; do something where there is not as much traffic. He said that  
27 each home could have 2 or 3 vehicles on that road. His house has 4 vehicles, he has 2 grown kids

1 living there, and at 12 times 4, he said that could be minimum of 48 vehicles coming out of those  
2 lots. Plus people on motorcycles, people coming from the other side, from Grape Hollow and from  
3 the Putnam side coming down the road. There are also the people who live in the development  
4 above it, Devon Farms. He told the Board that all of this has to be taken into consideration. He  
5 said he goes up and down the road on his motorcycle and has to be careful.

6  
7 Michael Lawler then came to the podium, stating he lives at 24 Van Brook Drive. He said he grew  
8 up at the bottom of the road on a farm and lived there since 1948 and is certainly sensitive to what  
9 the people are saying. He stated that he has no objections. His property will butt up against the  
10 project's property. He understands what everyone is saying about riding bikes. He used to ride his  
11 bike but does not anymore. He has seen potential developers and potential real estate people for  
12 years come in there, but he has found that LRC and Roya are good organizations. He feels he is  
13 heard, as well as his neighbor Roy. He reiterated that he has no objections. As far as the fire  
14 department, he had a CO alarm go off in his house 2 years go. He knows people in the Stormville  
15 fire department, saying they were great, with 8 of them there immediately. He said they checked  
16 out the house, found out it was a faulty alarm, and he has a lot of respect. He also knows people in  
17 the Highway Department, growing up in the area, and the police department and stated he is proud  
18 to be a member of East Fishkill. He said that the people they are working with are the best he has  
19 ever seen. They have always been responsive to him and other neighbors. He and his neighbor Roy  
20 have spoken to the other 4 neighbors in his development, and he said they all feel the same; they  
21 have no objection to the development going in. He said they also all understand that there are  
22 issues that need to be considered.

23  
24 Sandra Rosenbluth came to the podium next to speak, saying that she is a resident of Devon Farms.  
25 She asked how long the construction was going to be; how many months, years is the project, and  
26 if there were going to be construction vehicles. Mr. Eickman responded that the applicant would  
27 be asked to give an answer to this. Ms. Rosenbluth said she has the same concerns as everyone

1 else, in that Stormville Mountain Road itself is very steep and narrow, with lots of blind spots.  
2 She is picturing construction vehicles there and what that would do to try getting in and out of the  
3 street. She has been talking to some of the other moms in Devon Farms, a lot with young kids, and  
4 they are wondering, from where they are, how much noise there will be; will it affect children, the  
5 ambient noise that can be heard when outside playing, etc. She said someone had asked her to  
6 question what this will do for school taxes, to have all the new residents. She asked what kind of  
7 benefit there may be. Mr. Eickman told her that it would be an addition to the tax roll, but in terms  
8 of specifics, there is no way to answer that. Ms. Rosenbluth was questioning the impact.

9

10 Roy Carruthers came to the podium, stating he had lived on Van Brook Road for the past 50 years.  
11 He has enjoyed having undeveloped land behind him but said he understands that things do change.  
12 He believes what is proposed is a reasonable thing to do with the land. He would be annexing  
13 about 2 or 3 acres behind his house, simply to give him more of a buffer. He agreed with Mr.  
14 Lawler, saying they were happy with their interactions with Roy. He said they were very up front  
15 about what is planned and what is going to happen with this.

16

17 Mike Lazito came to the podium, stating that he and his wife Wanda, who was also present, had  
18 lived on Devon Farms for about 30 years and they were also products of development. He said  
19 they see there are some concerns with Stormville Mountain Road being dangerous, as speed  
20 accumulates when coming down the hill. He suggested speed bumps be placed there and said the  
21 road is narrow and there are going to be a lot of blind spots coming out of the roads onto Stormville  
22 Mountain Road, both coming in and out. Another concern they have is construction litter and  
23 debris and he said that has always been a big problem. Whenever contractors come in, he said they  
24 don't clean up, they throw out their fast-food debris, and his wife has been very active cleaning up  
25 Stormville Mountain Road. He said she goes to the Town, gets bags and picks up all the garbage  
26 and waste that is dumping constantly on Stormville Mountain Road. He said it is disgusting, and  
27 they work hard to keep that area clean; there are no litter signs or deterrence for anyone. He said

1 he spoke with the Town and was told it doesn't always help. He emphasized it would make them  
2 feel good if there were some signs put up there and then maybe the people would quit dumping  
3 sofas, tires and all kinds of debris all along Stormville Mountain Road. He questioned the water  
4 source asking if there would there be individual wells or would they tap into the aquifer that  
5 supplies those on Devon Farms, which is an issue. He said the pump station is down on Squires  
6 Farm, and it gets pumped up to a station on top of Stormville Mountain Road. Then it is gravity  
7 fed to the Devon Farms development. He said there have been a lot of problems with the pump  
8 house and the pump burns out. He has concerns about the water supply primarily. He questioned  
9 if it would affect Devon Farms water supply, or would these units have individual wells.

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11 There were no further members from the public to speak. Ms. Patane returned to the podium. Mr.  
12 Eickman told her, as the representative for the applicant, he would give her the opportunity to  
13 respond to any of the things just heard. In particular, he noted the water supply. Ms. Patane stated  
14 the water would be individual wells and there would be individual septic. This is currently under  
15 review by the Board of Health, and she said there are county and state guidelines to follow, for  
16 them to get approvals and to get the approvals for the subdivision. Mr. Eickman asked Ms. Patane  
17 if she had a rough estimate of the construction time period and she responded that it would be  
18 about 18 months. Mr. Eickman questioned if that was for developing the lots and if construction  
19 would be beyond that – or, would the houses be built in that 18-month period. Ms. Patane replied  
20 that the houses would be built in that 18-month time period.

21

22 There were no further comments or questions from anyone. Mr. Eickman stated there are still some  
23 issues, particularly with the limits of disturbance and sight distances. He said the Public Hearing  
24 would be adjourned and this was acceptable to Ms. Patane.

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26 **MOTION made by Richard Campbell, seconded by Ed Miyoshi, to adjourn the**  
27 **Public Hearing for Ridges at Stormville Mountain Subdivision to January 20, 2026.**  
28 **Voted and carried unanimously**

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**DISCUSSION:**

- 3. **#2025 – 110 – Townsend Estates**, 95 Townsend Road, (6556-00-105125) Applicant is applying for a 4-lot subdivision on an existing 24.87 acre lot.

Brian Stokosa, P.E, Day & Stokosa Engineering, was present.

**MOTION made by Richard Campbell, seconded by Ed Miyoshi, declaring the Planning Board’s intent as Lead Agency for Townsend Estates.  
Voted and carried unanimously.**

Mr. Stokosa began, saying this piece of property was along Townsend Road and that a subdivision called the “Knapp Subdivision” had been done awhile ago there. This parcel is actually next to the Knapp Subdivision and the Route 84 corridor is to the to the south of this. The parcel is currently vacant, and Mr. Stokosa said there are existing conditions there, The intent is to work with the neighbor, move his lot line and give hm some more area He said he has an existing house, a turnaround as well as a driveway with a little turnaround area. That parcel has been incorporated into this site plan, and he said they are actually giving him some extra room, some breathing room, alongside this subdivision. He showed the plan and its existing condition, the house. He pointed out the line that he said they would be partially extinguishing and moving it over to give more area. He pointed out the center of the parcel, stating that it is a NYS designated wetland. He said that Mike Nowicke from Ecological Solutions went out and flagged the wetland area. The JD came back positive from DEC. The DEC is coming out to the site on 12/22 to verify the wetland line. Based upon the elevations, he said it is gravelly, and kind of consistent throughout. The DEC will be verifying this on 12/22. He said he will, obviously, forward any correspondence to the Town to

1 have the wetland validation block on there. The other shaded area shown on the plan is steep slopes  
2 and identified as part of the Environmentally Sensitive land analysis. In running through the  
3 numbers and how it shakes out, he said that the lab lot count formula can yield 14 lots. Four new  
4 lots are being proposed, and he pointed out the overview of the development plan. Also, he pointed  
5 out where he showed the existing house that he had noted and the lot line that is being created to  
6 give the neighbor some of their property so he can expand his footprint. He showed the 2 houses  
7 off Townsend Road, the rectangular lot and a flag lot, towards the back. To make sure the flag lot  
8 requirements are met, he said there are areas for wells and septic. He said it is a gravelly area,  
9 which is excellent for supporting the septic system. Similar to the other application before the  
10 Board, he said the Board of Health has gone out there; soil testing has been done ahead. The Design  
11 has been submitted to the Health Department, which is under review. This borders the old Somerset  
12 Crossings subdivision, and he pointed out the cul-de-sac that has frontage into the parcel. The  
13 proposal is for 2 lots off the Somerset crossing and Road. He zoomed in the displayed plan to  
14 further show the existing house and the lot line extension giving the neighbor more breathing room.  
15 He showed the proposed Lot 1 and Lot 2 and the flag lot configuration. Due to the driveway length  
16 being sensitive to emergency response, he said a pull-off is shown at the beginning of the driveway  
17 to allow vehicles to pass. Each development area will have a shared driveway entrance and then  
18 split off. There will be a shared maintenance agreement that goes along the 2 properties. He pointed  
19 out Somerset Road, the limits of the cul-de-sac, some of the street trees that surround the cul-de-  
20 sac, and coming off the edge of the road. He showed where the shared driveway comes in and  
21 immediately splits off left and right, to support Lots 3 and 4. He also pointed out the well and  
22 septic area and said that a pretty extensive development plan has been done. It is above one acre  
23 and below 5 acres of disturbance and a basic SWPPP was prepared. It has been submitted to the  
24 Town for review, and they are basically rolling through the process. He concluded, saying this was  
25 the general overview.

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1 Mr. Eickman asked if there were questions or comments from the Board Members. Mr. Giovagnoli  
2 questioned if much disturbance was expected on the wetlands as he did not see the demarcation  
3 line. Mr. Stokosa responded that, with this project, the wetlands are more centered in the parcel  
4 and the developments on the outside. He explained what typically is done, saying posts are  
5 installed along the buffer area to designate, “don’t go past this point”. The posts are usually 4x4  
6 and set every 25 feet, and the demarcation to state “don’t go any further”. He said that is part of  
7 the development plan, shown on the filed map. The belts and suspenders of this, he said, is when  
8 the plot comes in and a building plan is submitted, it will be shown on the individual plot plan  
9 Typically before the C.O., he said they have to make sure the requirements are met, and there is  
10 the check to make sure that the posts actually go up before a C.O. is given.

11  
12 Mr. Eickman noted that it was mentioned they were doing 4 lots out of the potential for 14 lots.  
13 He questioned if there were any plans for further subdivision. Mr. Stokosa replied No, that is it.

14  
15 Mr. Eickman asked if there were questions or comments from the Professionals. Ms. Robbins  
16 stated that she knows they are still trying to figure out the wetlands, but she is a little confused  
17 about the line and where the adjacent area goes because the adjacent area is marked to a certain  
18 point. She said that matters because in New York City, the DEP adjacent area has to be calculated  
19 into the lot count formula. She said once the line is gotten from DEC, to make sure the whole  
20 adjacent area line is in there. She said she also cannot tell where the wetland goes in this area. She  
21 questioned if it goes off the site. Mr. Bryant stated that it seems some of it is flagged and part of it  
22 is not flagged and that will, obviously, have to get ironed out. Mr. Stokosa reiterated that the DEC  
23 was coming on 12/22 to verify. Ms. Robbins asked if Mr. Nowicke did the whole site or just one  
24 portion. Mr. Stokosa responded that he did the development section, where development was  
25 immediately around, towards the front of Townsend Road. He thinks he wasn’t told they were  
26 going to develop there, so he maybe just stopped. Mr. Bryant told him that it still goes into the lot  
27 count and Mr. Stokosa agreed. Mr. Stokosa said it is all gravel out there and that he projected the

1 line, based upon elevation. He carried the contour out and said it would be within a couple feet; he  
2 understands the lot count formula. Mr. Bryant said there is that cushion, but this still needs to be  
3 accurate. Mr. Stokosa reiterated that by 12/22 it should be handled. Ms. Robbins told him when  
4 he goes through the lot count formula, to make sure the flood plain is included. Mr. Bryant added  
5 that the portion being dedicated to the existing lot should be subtracted from the starting point; it  
6 is a minor adjustment. Mr. Stokosa replied he thinks there is enough cushion there.

7

8 Mr. Bryant wanted to point out to the Board that the original filed map was pulled, and the cul-de-  
9 sac at the end of Somerset, there was a provision with a 50 ft swath reserve for a future road  
10 extension. He said, in this case and this parcel, they are not going to extend the road. They do  
11 propose putting 2 driveways at the end of that cul-de-sac. At first glance, he said they don't have  
12 the frontage, only the 50 ft., but they do have frontage on Townsend Road and that is how they are  
13 getting the second drive, which is a little unusual. It technically meets the Code in that there is  
14 frontage on 2 streets.

15

16 Dave Palin, Fire Advisory Board, asked if this would tie into Somerset. Mr. Stokosa replied it is  
17 only the 2 lots at the end of Somerset, the cul-de-sac; there will be 2 new homes there. The other  
18 2 will be on Townsend Road. Mr. Palin asked if the 2 on Somerset will be addressed as Somerset,  
19 and not Townsend and Mr. Stokosa replied that was correct.

20

21 Mr. Jodlowsky asked if, given the proximity to the wetlands, the elevation of the building, the site  
22 is such that, even with rising water, flooded basements won't be an issue. Mr. Stokosa replied that  
23 is right and, he believes once the contour is carried around, say at elevation 288, all of the  
24 developments are at 300, there has to be at least 20 ft difference between. Mr. Jodlowsky asked if  
25 it is standing water or running water there. Mr. Stokosa explained that, as one works its way into  
26 the piece, it is more standing water, ground water. When there are the heavy rains and saturated  
27 conditions around Town, and Town roads, he said it comes right to the pavement. Mr. Jodlowsky

1 said it is fast moving water through there though. Mr. Stokosa responded that this is high and dry  
2 on both sides.

3  
4 Mr. Palin asked Mr. Stokosa if there was any plan, not part of the project for the Town, to extend  
5 the water main that comes down Townsend to Vanderbilt Corners. He replied that, as part of this  
6 application, they did not venture down that path because of the expenses it would take to bring it  
7 to the cul-de-sac and down to these 2 lots. They are talking a couple hundred feet, and they would  
8 really only be servicing these 2 lots along Townsend. When the submission was done to the Board  
9 of Health, he said they were told they were doing tests, but doing individual wells. They said they  
10 were not in this district, so technically it does not have to extend that main. He said if this was a  
11 bigger subdivision where the density was more confined, in a closer area, then it would make sense  
12 to do that. And, for this application that did not make sense; they are not in the district. Mr. Palin  
13 said he was asking because there is another potential subdivision besides 95 Townsend Road Mr.  
14 Stokosa said he thinks it is Sprain Brook; he does not know where that application is in the process  
15 with the Board, but he knows it has been hanging around awhile. Mr. Palin said all of a sudden  
16 there are a lot of little ones and there is a big one. Mr. Stokosa said this one is under Health  
17 Department review and, hopefully, there is some coordination there for review. Due to its location,  
18 and the district boundaries, he said he would leave it up to them.

19  
20 There were no further comments or questions by the Members. Mr. Eickman asked if this was  
21 ready for a Public Hearing to be scheduled. Attorney Cunningham asked if there had been a review  
22 memo from the engineers and it was determined that there is. Ms. Robbins said yes to the public  
23 hearing, however she always has to have a feeling for where the wetlands are located, and the  
24 adjacent area, and likes to have this all understood. She said, it is up to the Board as to what they  
25 feel comfortable with and the representation of the applicant that the wetlands are where they are.  
26 Mr. Stokosa said the wetlands may be flagged and Mr., Nowicke may hit the development areas.  
27 Mr. Bryant asked Mr. Stokosa if he could say, with certainty that he had included the buffer in his

1 computation. He replied that he is fairly confident that he did. They were at 14 and, even if it was  
2 cut in half, he said that is 7- and only 4 are proposed. He showed on the displayed map the location  
3 of the back of the lot being realigned. He showed where the wetland flags started, in and south,  
4 where they wraparound, and where Mr. Nowicke stopped. He pointed out where they follow the  
5 contours. He showed where it is standing water, saying it is gravel. The wetland line was extended  
6 right along the contour, on both sides; it was taken into consideration. He said the worst case is  
7 that he would have to re-advertise for 3 lots, if there was some kind of reduction in the lot count  
8 formula. He said he is willing to take that risk; he is confident if an adjustment is made to the area  
9 and based upon how these wetlands were flagged by Mr. Nowicke and knowing the conditions.  
10 He does not think there will be much movement and if a lot or 2 are lost on the lot count formula,  
11 maybe. He does not think it is at a point where they are not going to be able to create 4 lots, if that  
12 makes sense.

13  
14 Attorney Cunningham told Mr. Stokosa he was looking at the cul-de-sac and Somerset Road and  
15 it looks like there is a little gap, which might consist of trees between Somerset Road and this  
16 property. He asked Mr. Stokosa if he knew who owned that little area. Mr. Stokosa said that is the  
17 Town; there is 50 ft. The cul-de-sacs got the 65 ft radius; a center line was run into this parcel  
18 when the Somerset Road was created. They did 25 ft on each side, so this cul-de-sac comes around  
19 and then there is a point that comes in. He said it is like 50.23 ft that comes into the property, and,  
20 as Mr. Bryant said, Lot 3 gains frontage off of Townsend.

21  
22 Mr. Eickman asked Ms. Robbins if she had any further concerns about this. She replied it is up to  
23 the Board and if they feel comfortable with what Mr. Stokosa has explained to them regarding this.

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25 Mr. Eickman said he would accept Motion to schedule a Public Hearing and if there are any Nay  
26 votes, to feel free.

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**MOTION made by Ed Miyoshi, seconded by Richard Campbell, to schedule a Public Hearing to be held on January 20, 2026 for Townsend Estates.  
Voted and carried unanimously.**

Ms. Robbins wants this circulated for SEQR and with the timing, Mr. Stokosa said he would have everything to the Planning Office this week.

***ADOPTION OF 2026 SCHEDULE:***

Mr. Eickman read the dates for the 2026 schedule, saying these are all scheduled for the 3<sup>rd</sup> Tuesdays of each month.

|                 |                 |
|-----------------|-----------------|
| <b>Jan. 20</b>  | <b>Feb. 17</b>  |
| <b>March 17</b> | <b>April 21</b> |
| <b>May 19</b>   | <b>June 16</b>  |
| <b>July 21</b>  | <b>Aug. 18</b>  |
| <b>Sept. 15</b> | <b>Oct. 20</b>  |
| <b>Nov. 17</b>  | <b>Dec. 15</b>  |

**MOTION made by Richard Campbell, seconded by Sarah Bledsoe, to adopt the 2026 Schedule of the Planning Board’s meetings.  
Voted and carried unanimously.**

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Mr. Eickman confirmed that there was no further business to be conducted this evening.

***ADJOURNMENT***

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

**Respectfully submitted:**

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**Kathleen Mahodil, Meeting Secretary  
East Fishkill Planning Board**