

**TOWN OF EAST FISHKILL
PLANNING BOARD MEETING**

APRIL 21, 2026

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.**

:

b. Mr. Eickman announced the **Upcoming Meeting Dates are:**
May 19, 2026, and June 16, 2026.

c. **Approval of Minutes of Meeting Held: March 17, 2026**

**MOTION made by John Giovagnoli, seconded by Richard Campbell, to
approve the Minutes of Meeting Held March 17, 2026.
Voted and carried unanimously.**

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

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

ADJOURNED PUBLIC HEARING:

-

1. **#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 and John Kuroda, Applicant, Roya Development LLC were present.

MOTION made by Richard Campbell, seconded by Sarah Bledsoe, to reopen the Adjourned Public Hearing for Ridges at Stormville Mountain Subdivision. Voted and carried unanimously.

Mr. Kuroda gave an update on what had changed since the last time this was before the Board. He stated there were 10 new lots proposed and that it is a 12-lot subdivision. The 10 new lots are all on Stormville Mountain and he said Lots 2 and 10 have been cleared. This was to allow for wells to be drilled at some point for the Board of Health. However, the wells have not yet been drilled as they are waiting on Final Approval from the Board of Health to put them in the spots, but this is pending. The clearing was done in advance of the Indiana Bat clearing deadline. Other than that, he said they have been working through the comments from the Town Consultants. He looked to Ms. Patane, asking if there was anything she wanted to add, since the last meeting. She replied that there was nothing she wanted to add since the last meeting. She said they were present to get through any other public comments, potentially moving forward with the process, closing the Public Hearing, possibly a Negative Declaration and Preliminary, which is what they are looking for.

1 Mr. Eickman asked the Board Members for any comments or questions and there were none at this
2 point. He looked to the Professionals for the same. Mr. Bryant responded that he had done a memo
3 to the Board that pertains to sight distance and an arrangement that was reached in terms of making
4 sure the sight distance is achieved. Mr. Eickman said he had a copy of the Memorandum from
5 Scott Bryant, dated this day and proceeded to read it aloud, as follows:

6 “This project requires substantial clearing and grading work along Stormville Mountain
7 Road to obtain the required Sight Distance for the proposed lots, excluding Lots 2 and 10. It is my
8 recommendation that this work be performed before the final subdivision plan is signed. However,
9 it would be acceptable for the project to split into 2 phases. Phase 1 would include house
10 construction on Lots 2 and 10, along with the required driveway sightline improvements for the
11 remaining lots. Phase 2 could commence after the associated sightlines have been accepted by
12 HVEA. Final sightlines will be required to be certified by the owners, and a NYS Licensed
13 Surveyor. Special inspections will be required during the sightline work and to confirm that
14 sightlines have all been established. An Escrow will be required for these inspections. In addition,
15 the owner agrees to convey drainage easements to the Town as requested by the Town Engineer
16 or Highway Superintendent upon completion of the clearing and grading work. These easements
17 will have no impact on Lot count.

18
19 Mr. Kuroda acknowledged that he received the memo, saying everything in it makes sense, and he
20 agrees to comply with all of it.

21
22 Attorney Cunningham stated that, if the Board wanted to go along with this, he thinks that a note
23 about the phasing plan would have to be put on the Filed Map. This is just in case it is sold in the
24 future, if anyone buying it, they wouldn’t want someone else coming in thinking they could build
25 all the homes right away, before the sight distances. Mr. Bryant questioned if they would actually
26 have to come back for a signature on the second Phase and asked exactly how this would work.
27 Attorney Cunningham replied that they would get Preliminary Approval, and then they would come

1 back for Final Approval. He said he does not think the Final could be split into 2 different maps
2 and he thinks the Final Approval would have to happen. Mr. Bryant asked how they would build
3 on Lots 2 and 10 without the Final Approval. Attorney Cunningham replied that Final Approval
4 is needed before they can build on Lots 2 and 10. Mr. Bryant told him that they need a mechanism
5 to go ahead and proceed with Lots 2 and 10 and that is why it was called Phase 1, and is approved
6 and then, after the sight distance has been established and certified, they come back and then Phase
7 2 is approved. Ms. Robbins said the trouble is that SEQR was completed. Mr. Bryant said phasing
8 was done for Hopewell Glen, The Legends, and that a lot of projects had phasing. Attorney said
9 the phasing could be talked about a little further; he knows the memo came out today and suggested
10 that it may have to be discussed a little more. Mr. Eickman added that could be articulated in the
11 final Resolution when they get to it, and Attorney Cunningham said Yes.

12
13 There were no further comments from the Professionals, and Mr. Eickman opened up the Public
14 Hearing to the Public for anyone who wanted to speak for or against the project.

15
16 Peter Amrod came to the podium, stating that he resides on Stormville Mountain Road. He
17 questioned if a SWPPP was in place, and part of the drawings. Mr. Bryant responded Yes to both
18 questions. He said nothing had been constructed; a full SWPPP is part of this Approval. Mr. Amrod
19 questioned, with the massive amounts of land clearing, why the SWPPP wouldn't have been in
20 place before the land clearing started. Mr. Bryant replied that the only thing they did was clear
21 trees at this point. Mr. Amrod responded that it was fair enough and stated that this was his only
22 concern.

23
24 Mr. Eickman confirmed there were no further comments from the public, and said he would accept
25 a Motion to close the Public Hearing.

1
2 **MOTION made by Richard Campbell, seconded by Sarah Bledsoe, to close the**
3 **Public Hearing for Ridges at Stormville Mountain Subdivision. Voted and carried**
4 **unanimously.**
5
6

7 Mr. Eickman said that completes the Public Hearing portion for this. He said the Board was not
8 prepared with a Negative Declaration or Resolution right now but, looking to Ms. Robbins,
9 confirmed that they would be at the next meeting. Ms. Robbins stated that this is assuming the
10 phasing can be figured out. Mr. Eickman told Ms. Patane they wanted to be sure they were able to
11 get all comments from the public, as she was present to also do, and they would see her at the next
12 meeting.
13

14
15
16
17 **DISCUSSION:**
18

19 2. #2026 – 112 – **TEG Federal Credit Union**, 839 Route 376 (6358-02-939516)
20

21 Applicant is applying for site plan approval for a 6,512 sf. 2-story bank in the B3 district.
22

23 Brian Stokosa, Day & Stokosa Engineering, P.C. was present.
24

25 Mr. Eickman stated he would accept a Motion to Declare Lead Agency for this matter.
26

27 **MOTION made by Sarah Bledsoe, seconded by Ed Miyoshi, for the Planning**
28 **Board to Declare Lead Agency for TEG Federal Credit Union. Voted and carried**
29 **unanimously.**
30

31 Mr. Stokosa displayed the proposed plan, stating that this is for construction of a new bank along
32 Route 376. He said this was before the Board last month for an initial presentation Some planning
33 comments have been received by him from all the Town consultants as well as some input from
34 the Board. Some improvements were made on the plan since the last meeting. They have received

1 the new fire truck turning radius from the Fire Department. The radius has been overlayed on the
2 site, and he said the fire truck can make a complete loop around the building. He thinks the Fire
3 Advisor Board was in agreement with that. What allowed this was the parking lot was shifted a
4 little, which pulled it out of the front yard landscaping setback, and he said they now meet that.
5 Stormwater management, soil testing, and Board of Health soil testing was talked about, and he
6 said they have gone out and completed that for the Health Department. For the stormwater side of
7 things, he said application was made to the Health Department for sanitary sewer design. For
8 stormwater, it will be in the next submission to the Town, detailing the subsurface storm water
9 chambers in the parking lot. He said those were the big hit items and that HVEA had some
10 comments. Collier Engineering was the Traffic Consultant for the project, and he said they were
11 going back and forth with comments. The biggest one hanging out there was a Supplemental
12 Traffic Impact, or Traffic Impact Study, which will address the future expansion of the school. As
13 it now stands, he said, they will keep the report that they have, but will add a Supplemental to that,
14 which will be submitted on the April 30th deadline, and they will have this for next month. Based
15 upon what the school was proposing, he said the location and orientation of the entrance would
16 not be affected, but it would obviously be provided to the Board. He said they also went to the
17 ARC and there was some interaction. The applicant is working with colors and some exterior
18 modifications, but he said this is on their May 7th agenda to square away that. He said hopefully,
19 at the conclusion of that meeting, then at the next Planning Board meeting, what they've developed
20 can be shown; it is still in progress.

21
22 Ms. Robbin asked if there was a new proposal for the roof color and Mr. Stokosa replied Yes, they
23 were going back and forth between the green and a lighter shade of brown; he thinks the blue color
24 is off the table.

25
26 The Board members did not have any questions or comments and Mr. Eickman looked to the Town
27 Professionals. Ms. Robbins asked Mr. Stokosa if he had seen the County comments that had come

1 in and he replied Yes. Ms. Robbins said she thought one of them was about lighting to try to
2 address. She does not believe the lighting levels are relatively low which, she said, is unusual, but
3 she did not know if calculations for soffit lighting underneath were included in the lighting. She
4 told Mr. Stokosa that she and he had been out there before and they like to keep it around 5, the
5 minimum required. He replied Yes, it does not need to be a soccer stadium, and a lighting plan
6 will be provided next. He said they will fine-tune the one that they have and make sure that it is
7 incorporated. Mr. Bryant asked if a sidewalk was still proposed and Mr. Stokosa replied that a 10-
8 ft sidewalk easement had been provided along the front there. Mr. Bryant said originally it was
9 provided and now has been changed to an easement. Mr. Stokosa said there is one if it is needed;
10 it can go in. Mr. Bryant said that is something the Board will want to consider, is whether or not
11 they want a sidewalk.

12
13 Ms. Robbins said there had been talk about landscaping along the residential property boundary
14 and asked Mr. Stokosa to go over what is currently proposed. He replied there are evergreen trees
15 along that boundary, 25-30 feet on center. He said it is an existing vegetated boundary now, so
16 they did not want to encroach further in, towards that. He said he was thinking about a fence of
17 some type. There would be pine trees and right behind maybe a solid PVC fence. He said that way
18 they are not taking any existing fence and that way existing vegetation would not be taken down
19 between this site and the property line. He said this could maybe keep what is there and also
20 supplement it with a fence. Ms. Robbins told him that it would have to be shown on the next Site
21 Plan and she asked the Planning Board members if they had any thoughts as to what they would
22 like to see there. Mr. Eickman stated he thought this sounded like an interesting solution and to
23 take down vegetation does not make a lot of sense. Mr. Stokosa replied Right, and if they are
24 going with an evergreen tree, they want something that will grow and expand. He thinks this is a
25 good combination and it may provide some noise buffering, even if just with regular traffic going
26 down the corridor from the neighbors. He said he sees this as a double win. Ms. Robbins asked

1 him to provide the Planning Board with the details of this, showing what this would look like,
2 since they wouldn't be able to see it until then.

3
4 Mr. Eickman asked, looking to Mr. Bryant, if there were no sidewalks to connect to, on either side
5 of this property and questioned if the Board would not ask them to put one in until that came to
6 pass. Mr. Bryant responded that he had mentioned this, as originally there was a sidewalk and now
7 it is just an easement, and he wanted to bring this to the Board's attention.

8
9 Mr. Campbell questioned if there had been sidewalks installed by the Mobil station, where the
10 liquor store had been put in. Mr. Bryant said sidewalks are there. Mr. Campbell asked if there was
11 any kind of continuity as to how this would affect projects like this or future projects, like
12 crosswalks and things like that. He asked if there was some kind of master detail that is being
13 worked towards, other than the easement, how this would work out, just to see the connectivity.
14 He said there is the plaza up the road, two of them. Mr. Bryant said, to answer his question, they
15 have to start somewhere, and they try to add and supplement as they go. There is Stewarts and
16 other things, the plaza, and when there is the opportunity to put a piece in, like on Route 52, it can
17 be built upon. He said, in the case of the one on Route 52, a grant was recently received to fill in
18 the gaps. Ms. Robbins added that, more than likely, if there is DOT work on a road, typically they
19 ask for a sidewalk to be put in now if there is any area where there is the possibility of walkability.
20 Mr. Campbell said, for TEG, there are teachers right across the street, if they want to physically
21 walk across the street.

22
23 Mr. Bryant asked Mr. Stokosa about the soil test, saying they were in the process as of the last
24 memo dated March 11, and asked if they were completed. Mr. Stokosa replied Yes, the septic
25 system was done with the Gemma brake and then the stormwater was done. Mr. Bryant asked if,
26 as far as the subsurface system went, was everything good and numbers worked out. Mr. Stokosa
27 replied Yes, the numbers were good and they will go with a different chamber system so it will be

1 a little bit shallower. He said they will be spread out a little further but, other than that, no surprises.
2 Ms. Robbins asked if the correct truck was modeled on the site and Mr. Stokosa said Yes, that
3 Jackie had forwarded to him the new truck, and it is the bigger truck.

4
5 Mr. Campbell said he had a question and he thinks they spoke of this last time. He said there was
6 a single entrance-exit at that proposed project and the traffic pattern would remain so travel could
7 be either way on that road to which it is connected. Or, he asked, would it be a forced traffic
8 pattern. Mr. Stokosa replied that it is 2-way, left and right, no restrictions, which was found
9 acceptable by the DOT. He said, just to refresh, when this project was first started, at about this
10 time last year, there was an initial meeting with the Town. He said that, obviously, it is a busy
11 intersection and traffic. Thet Traffic analysis was one of the forefronts. That is why Colliers was
12 contacted, and he said there were actually 3 interactions between Colliers and the DOT, going back
13 and forth with analysis and details in their traffic study. In January of this year, before this was
14 submitted, he said the DOT did acknowledge that the location, the use and future buildout
15 conditions, that location was acceptable as shown.

16
17 Mr. Eickman recalled that he saw something where there was a stop light at the corner that actually
18 creates some windows of opportunity for left turns and right turns, for that matter. Mr. Campbell
19 said it is also opposing another parking lot for Blue Fountain and that it will definitely be busy
20 going in and out of both sides. He said he knows the times that the traffic patterns would pick up
21 and dissipate would be different. He emphasized that this is a very, very, very busy intersection
22 especially with the school, when parents are dropping off and picking up. He said there is an
23 unbelievable amount of cars that travel through there and it gets very backed up.

24
25 Ms. Robbins summarized what needs to be addressed, stating there is:

26 The fence detail,
27 The ARC and whatever resolution there is,
28 The Lighting,

1 Sidewalk - A resolution on the sidewalk is still needed as to whether or not the Board thinks
2 the sidewalk is to be installed as part of this project – or if an easement is sufficient and, just
3 understanding that the sidewalks are expensive. She said if there is the opportunity to get a
4 sidewalk, she usually thinks it is a good idea to get one.

5
6 Mr. Eickman asked Mr. Stokosa if the sidewalk would go all the way to the corner into a crosswalk
7 that goes across from the high school; he is trying to think of how that would be configured. Mr.
8 Stokosa replied that, as far as the crosswalk location, he would have to defer to the masters of
9 traffic engineering, to see what the DOT would be acceptable to. He said the way that intersection
10 is, he did not know if the introduction of a crosswalk there would trigger. He reiterated he would
11 defer the answer to that, and he will bring it to the traffic guys. Mr. Bryant said a potential
12 crosswalk may not even be along this frontage. Ms. Bledsoe questioned if there was a sidewalk
13 already on the other side, by the middle school. Ms. Robbin said she did not know if they were
14 thinking about putting a sidewalk in there as part of the project and that they are doing roadwork
15 out there but it is not known what they are doing. Mr. Stokosa asked, as far as the DOT is
16 concerned, whether they haven't seen anything either, or they would have incorporated that into
17 their review. Mr. Bryant questioned Mr. Stokosa, if it was in the first plan, but was he saying that
18 DOT did not see the first plan. Mr. Stokosa responded that the DOT saw the first plan and between
19 Colliers and the DOT, an easement was decided on. Ms. Bledsoe stated that putting in the sidewalk
20 is definitely the way to go; it was required down the street. She thinks that, as a matter of long-
21 term development, a sidewalk should be put in. Mr. Campbell said Mr. Bryant made this statement
22 and he agrees with that. It all begins somewhere and then it will have continuation. If the idea is
23 to have sidewalks in that area, he said each of these projects that come forward really have to be
24 looked at and ask that the sidewalks be installed. Then, he said, they can get the continuity they
25 are looking for, for people who go to those different places on foot.

1 Mr. Eickman told Mr. Stokosa they would like to see that replaced, put back in, and he replied he
2 will see what Traffic says about crosswalks. Mr. Eickman told him the Board will see him next
3 month, with all the things talked about on the plan, and go from there. Mr. Stokosa asked him if
4 the changes want to be seen before a public hearing is pushed for. Ms. Robbins asked if they
5 wanted to see a public hearing and Mr. Eickman asked Mr. Stokosa if he would have the things
6 ready for a public hearing, for the public to actually take a look at, which would include the
7 architecturals. Mr. Stokosa said the initial meeting went well and he thinks the 4 items that were
8 focused on were color, soffit details, etc. In talking with the architect, he said they would be
9 meeting May 7th so he will have a second review of the set of plans, which he thinks would be in
10 a position to present to the Board. Speaking to the Traffic Engineer, the Supplemental will be ready
11 for April 30th submission. He said the report would be available for a public meeting in May. As
12 far as the fence details are concerned, he said if the sidewalk is back, and the crosswalk, then they
13 are detailed related items. He said the testing has been completed, the septic designed, and it is
14 really just putting some details together for the drainage. He said he thinks this can be done in a
15 week.

16
17 Mr. Eickman confirmed with Mr. Stokosa that he would be ready for a public hearing on May 19th
18 and said he would accept a Motion to schedule a public hearing for May 19th meeting for TEG
19 Federal Credit Union.

20
21 **MOTION made by Richard Campbell, seconded by Sarah Bledsoe, for the**
22 **Planning Board to schedule a Public Hearing to be held on May 19, 2026, for TEG**
23 **Federal Credit Union. Voted and carried unanimously.**
24

25
26
27
28
29 ***DISCUSSION:***
30

31 **3. #2026 – 114 – 225 Robinson, 225 Robinson Ln. (6358-02-887660)**

1
2 Applicant is applying for site plan approval and Special Permit for a contractor & commercial
3 vehicle storage yard in a R-1 B-3 zone.

4
5 Brian Stokosa, Day & Stokosa Engineering, P.C. was present.

6
7 Mr. Stokosa displayed the plan and stated that this is an existing farm. When going down Robinson
8 Lane from the traffic light, he said it is on the right, immediately past the Nesheiwat Plaza. He said
9 the applicant is a local farm owner in the Town who would like to fix up the property, which is in
10 disarray. He said that part of fixing up a piece of property is trying to generate some income to
11 support reviving the area and the land. Under Section 194675, he said there is a provision for an
12 ag parcel to have contractor storage and material storage on site. He said there is some protocol
13 that was developed as part of that allowance. He said, with a parcel of this size, it is looking at a
14 hair over 2.7 acres of area that would be the storage entity. Part of this is they want to be sure they
15 are away from residential properties, it is providing screening to neighboring properties and
16 businesses. He said they are trying to push this back. There is a residential area along Robinson
17 Lane, and he referred to an area on the displayed map that is shown in purple. He said it is currently
18 horse paddocks, old paddocks and old fenced areas. It is relatively flat there and he said they would
19 like to use that area for the storage area. He said there would be fencing around it and access to it,
20 but the applicant wanted to push the entrance down slightly. He pointed out on the plan, the area
21 shown in brown, next to the plaza, which is where the applicant has the entrance located. He said
22 it is 2-way commercial, and down from the residential dwellings that exist along Robinson Lane
23 so there would not be any headlight glare. It is also closer to a commercial entity. He said that,
24 coming along that property and swinging in, there are existing gravel roads on the property The
25 applicant would like to utilize the existing disturbance and there are existing structures on the
26 property. There are no proposals for exiting barns on the property and eventually, over time, for
27 rehab. He pointed out that road and the travel way, to the existing little storage area, He said that
28 is where the vehicles would be and a gate would be on there which would be accessible to the Fire

1 Department. The intent is to have a fully stabilized driveway so that it would support emergency
2 service vehicles if they had to get back there. He said there is no fuel storage proposed on site and,
3 when the applicant was talking to the engineering department, a request was made, if there was no
4 truck washing anticipated. If something has to be washed, there is a provision that any of that waste
5 would be contained in an oil-water separator. He pointed out where there is detail of an existing
6 barn structure that is part of what would be used. He said there would be a small 20 x 20 or 20 x
7 30 paved area, with it sloped inward, with an oil-water separator. He said it is just to make sure
8 there is protection of groundwater out there. He said it is known driving down Robinson Lane that
9 the groundwater fluctuates there and this is just trying to provide some kind of mechanism that
10 there is protection of it.

11
12 He said his is basically what the applicant wants to do and the intent is to try to fix up the farm and
13 bring some of it character back, which he said does take money. He hopes this is the first step to
14 try and start the process.

15
16
17 Mr. Eickman asked if the intent was to use the rest of this land as a farm, to continue whatever.
18 Mr. Stokosa replied that if there is opportunity to farm, it would definitely be undertaken, because
19 it is to support income to the piece.

20
21 Mr. Campbell asked if they would be doing any repairs, and things of that nature, in the area where
22 they would be doing storage. Mr. Stokosa replied No, no repairs. And then after the sightlines,
23 where there would be storing stuff, Mr. Campbell asked how far the next neighboring home was,
24 in feet maybe. Mr. Stokosa replied that he tried depicting that on the plan. Starting at the entrance
25 area, he pointed out where there are a couple of existing homes. The closest home is almost right
26 next to it, on Strawberry and he showed the existing subdivision entrance and the existing house.
27 He said it would be about 1100 feet, back into the property. Pointing it out on the plan, he said if

1 one goes down Robinson, there is a residential subdivision that was done, the homes are just past
2 the farm. From that residence it is about 675 feet to the start of the storage area He gave the gauge
3 of the area, saying the depth is 219, almost 220 feet. Width is about 540 feet and there are some
4 existing paddocks there, as well as a couple of sporadic trees next to the barn areas. He said they
5 are just trying to keep it back there. The intent is to not take any trees down and to just leave what
6 is there and work behind it to provide as much screening as possible. Looking at it from the
7 business side of things, along 376, he said he tried to put a little color into it on the plan, to give it
8 some perspective. He pointed out the area shown in green for the aerials on the displayed plan,
9 saying it is the existing tree line, and the intent is to not take any trees down. However, if one is
10 looking from 376 to the project, to and from the storage area to the applicant's property line, he
11 said it is 550 feet. At its thinnest point along the property line he showed where there is 30 feet, to
12 maybe 40 feet of existing vegetation there, the existing tree line will be held. From the rear property
13 line, at the closest point, he said it is 185 feet.

14
15 Mr. Campbell asked if this property had been newly acquired and if they were trying to invigorate
16 it. Mr. Stokosa replied Yes. Mr. Eickman asked if there would be any additional trees being
17 planted, or any additional vegetation, berms, fences, or anything that would be added. Mr. Stokosa
18 replied that there would be fencing around the storage area. Screening wise, he said they would
19 work with the Town Planner to see where screening is warranted. He said they may take a walk
20 with the Town Planner and Engineering Department, to get perspective on if they see additional
21 screening is needed above and beyond, but when that call is made, it will be shown.

22
23 Mr. Campbell asked if the storage area would be like an Item 4, and no pavement. Mr. Stokosa
24 replied No, that the intent is to shred and there is existing gravel there now. As far as unimproved
25 driveways, he said Yes. The whole area is sand, and gravel, and the intent is to keep that as natural
26 Item 4, compacted enough to support fire apparatus. Dave Palin asked if it would be paved and
27 Mr. Stokosa said the Item 4 could be compacted to support the fire trucks. Mr. Palin questioned it

1 and Mr. Stokosa responded that it was very flat there; there is no major grading or anything like
2 that being done.

3
4 Ms. Robbins advised that this will require a Special Permit from the Planning Board and there are
5 conditions in the Special Permit. Ms. Robbins told Ms. Keenan that she had probably got the email
6 and didn't understand what had come to her. A couple weeks ago, she said Ms. Keenan had sent
7 around the special permit language in an email to the Board so that the language could be looked
8 at. She said there are requirements of the Special Permit that the applicant needs to meet. One of
9 those requirements is that the outdoor storage area must be screened from public view, by either a
10 6-foot-high fence that is opaque or solid or a natural barrier. It also gives the Planning Board
11 discretion to, once it is seen where it is located, and what is out there, to decide whether or not a
12 natural barrier is sufficient, or what the Board would like to see. She suggested it would be a good
13 idea for the Planning Board to go out and take a look at it, because it allows the Board that
14 discretion. Since it is internal to the site, she said it might be a good idea to look at it before
15 anything is required, because it might not meet as much as they think it does. She read further that
16 the special permit requires that there be no processing materials although, she said, she didn't think
17 there would be any processing of materials on the site. The special permit gives times when
18 materials can be transported in and out of the site. It also talks about all maintenance work on
19 equipment. She said she does not know how much is being planned to be done there, but that it
20 has to be formed within a structure or on an impervious surface that is designed to retain any
21 spillage of fluids and cleaned immediately after completion of work. She noted that this site is over
22 an aquifer and has to be sensitive to any spills that happen out there.

23
24 Mr. Bryant commented, to add to the question about gravel surface, that this might be located in a
25 use where millings might be appropriate. He said they do not want to pave it, then run heavy truck
26 equipment on top of blacktop; that would not make any sense. On the same token, he said they
27 wouldn't want the trucks going in and out and generating dust and the millings would be good

1 material to use for the access road and a lot of the areas. He advised that it would keep the dust
2 down and they won't mind damage from heavy equipment, so he thinks that should be considered.
3 He said, other than the area where the oil-water separator is, which will be asphalt, as it has to be
4 impervious.

5
6 Mr. Eickman told Mr. Stokosa that this seems to respond well to some of the things looked at when
7 dealing with the Town's Comprehensive Master Plan, in that they were looking to properly site
8 contractors' yards. He said he presumes this meets all of the requirements of the Plan.

9 Mr. Stokosa said, in a Business Zone, there has to be a minimum of 50 feet, and the closest is 550
10 feet. For a residence, he said, it is 150 feet and this is 675 feet.

11
12 Ms. Robbins advised the Board that she thinks it is just a matter of meeting the things that were
13 just talked about, understanding what is happening out there, and the Board making sure they are
14 okay with the visual screening. Mr. Eickman told Mr. Stokosa that, meanwhile, the current plan is
15 to retain all the rest of this as open space and possibly an agricultural use, both of which are the
16 goals in the Town's Comprehensive Master Plan.

17
18 Mr. Palin questioned the base material for the storage area, asking what it was. Mr. Stokosa replied
19 that it is either millings, or Item 4, and it is something that can support fire apparatus. Mr. Palin
20 said he was not worried about that but has a concern about the parking area and construction
21 equipment leaking of oil. He asked if it was though the millings or Item 4, to the ground. Mr.
22 Bryant responded that millings tighten up to Item 4 and they are both somewhat impervious, but
23 millings is definitely more. He said millings, in a year of driving back and forth, will tighten up
24 like blacktop.

25
26 Mr. Stokosa asked, as far as next steps, going forward, does this need to be circulated for Lead
27 Agency. Ms. Robbins responded that the Board would have to declare its intent and, because of

1 the Special Permit, a public hearing would have to be held. Mr. Stokosa asked, as far as circulation
2 goes, was this something he should get going on, obviously ASAP. He asked, as far as the
3 questions that were discussed this evening, regarding screening and positioning of things, if the
4 Board wanted additional information. He questioned if they should go out to the field, and then
5 schedule a public hearing, or did they want to schedule it, get comments, and asked how the Board
6 felt.

7
8 Mr. Eickman said he felt comfortable going ahead and scheduling the Public Hearing, but he would
9 like a site visit done between now and the Public Hearing so the Board Members are prepared with
10 any questions they may have. Mr. Stokosa said that was perfect. He asked if the Public Hearing
11 date should be set for May 19th and if there was a particular date the Board wanted to go out to the
12 site, or would an email be circulated. Ms. Keenan responded that she would do an email and Mr.
13 Eickman added that she would schedule everyone in.

14
15 Mr. Eickman stated he would accept a Motion for the Board's intent to be Lead Agency.

16
17 **MOTION made by Richard Campbell, seconded by John Giovagnoli, for the**
18 **Planning Board to Declare its Intent to be Lead Agency for 225 Robinson.**
19 **Voted and carried unanimously.**
20

21
22 Mr. Eickman stated he would accept a Motion to schedule a Public Hearing for 225 Robinson.
23

24 **MOTION made by Richard Campbell, seconded by John Giovagnoli, for the**
25 **Planning Board to schedule a Public Hearing to be held on May 19, 2026 for**
26 **225 Robinson. Voted and carried unanimously.**
27
28
29
30

31 -----
32 Ms. Robbins advised the Board Members that there were several site visits to be worked out and
33 asked if they wished to do that this evening. She said it may be easier for everyone to look at their
calendars this evening and then have Ms. Keenan send out confirmation emails. Mr. Eickman

1 responded that it could probably be done after the meeting is adjourned. He noted that Ms. Bledsoe
2 had to step out of the meeting but said she could be independently checked with.
3

4 Mr. Eickman confirmed that there was no further formal business to be conducted this evening.
5
6
7
8

9 ***ADJOURNMENT***

10
11
12 **MOTION made by Richard Campbell, seconded by John Giovagnoli, to**
13 **Adjourn the Planning Board meeting.**
14 **Voted and carried unanimously.**
15
16
17

18 **Respectfully submitted:**

19 _____
20 **Kathleen Mahodil, Meeting Secretary**
21 **East Fishkill Planning Board**
22