

## **VILLAGE OF FISHKILL**

### **PLANNING BOARD MEETING MINUTES**

**January 15, 2026**

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#### **Call to Order**

The meeting of the Village of Fishkill Planning Board was called to order by the Chairman.

#### **Roll Call**

The Secretary called the roll to establish a quorum.

#### **Members Present:**

Hans Klingzahn

Theresa Cuchelo

Cassandra Williams-Hunte

#### **Members Absent:**

Ezra Holley

Joe Testa

#### **Others Present:**

Joel Petrus, Building Inspector

Christian Paggi, Village Engineer

Sarah Brown, Village Planner

Victoria Polidoro, Village Attorney

A quorum was established.

The Chairman welcomed Joel, the new Building Inspector, to his first Planning Board meeting.

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#### **Approval of Minutes**

Chairman motions to approve minutes of October 16, 2025

Moved By: T. Cuchelo

Seconded by: C. Williams-Hunte

All in favor.

Motion carried.

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## 42 Jackson Street – Site Plan Approval

Anthony Segreti owner, appeared before the Board with Mike McCormack from Liscum McCormack VanVoorhis architects.

The applicant proposes to construct a two-family dwelling at 42 Jackson Street in the R-75 Zoning District.

The Village Planner, Sarah Brown, reviewed her memorandum. She noted that while two-family dwellings are permitted in the R-75 District, the layout presented is unconventional and the Board will need to determine whether it meets the zoning definition of a two-family dwelling. Further discussion with the Building Inspector was recommended.

S. Brown also noted:

- The property is located within the Historic District and will require a Certificate of Appropriateness and public hearing.
- Referral to Dutchess County Planning may be required depending on final classification.
- A recreation fee will be required for the additional residential unit.
- Lot coverage exceeds the maximum by approximately 1%; the applicant was advised to revise the plans to reduce coverage and avoid the need for a variance.

The Village Engineer, Christian Paggi, reviewed his comments:

- Coordination with the Water and Sewer Department is required regarding service connections.
- Village Code requires one water service per property.
- Each building must have its own sewer lateral.
- Although the project does not trigger NYSDEC stormwater requirements, the Board encourages mitigation of runoff from new impervious surfaces.
- Standard erosion control and detail notes will be required.

The board discusses driveway access, building separation, and garage configuration.

Building Inspector Joel Petrus stated he had no comments at this time.

The applicant will meet with the Building Inspector and Planner to review outstanding items. The matter will return to the Board on February 19.

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# 1183 Main Street – Site Plan Approval & Certificate of Appropriateness

Gracie McGinness of Hudson Design and Jason Snider of Batty & Watson appeared before the Board.

The applicant presented a revised proposal consisting of four retail spaces on the ground floor and four apartments on the second floor (10 bedrooms total). The building footprint has increased from 7,400 square feet to 8,400 square feet.

The change from restaurant use to retail reduces the required parking. The revised plan provides 40 parking spaces, where 39 are required.

The applicant also presented drainage swales to address prior drainage comments and noted that design revisions are in progress in response to SHPO comments regarding windows and architectural detailing.

The Village Planner reviewed her memorandum and confirmed that retail is a permitted use in the V CBD District. Additional landscaping, lighting, and site details will be required on future plan submissions. Written confirmation from NYSDOT regarding the curb cut location was requested.

The Board discussed NYSDOT curb cut approvals and site access.

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## Adjournment

Chairman motions to adjourn meeting

Moved by: T. Cuchelo

Seconded by: Cassandra Williams-Hunte

Vote: All in Favor

The meeting was adjourned