

Village of Fishkill

Planning Board Meeting Minutes October 16, 2025

Call to Order

The Planning Board meeting of the Village of Fishkill was called to order on **October 16, 2025**.

Roll Call

Present:

- Vice-Chair Theresa Cuchelo
- Anthony Ruggiero
- Ezra Holly
- Cassandra Williams-Hunte

Absent: Joe Testa

Also Present:

- Nick Woerner, Building Inspector
- Larry Paggi, Village Engineer
- Victoria Polidoro, Planning Board Attorney

A quorum was established.

Approval of Minutes

September 18, 2025 – Planning Board Meeting

Vice-Chair T. Cuchelo Motions: To approve the minutes of the September 18, 2025 meeting

Moved by: Anthony Ruggiero

Seconded by: Ezra Holly

Vote: All in favor

Motion carried

Sign Approval – Precision Veterinary Surgery

The applicant was unable to attend but submitted a complete application. The proposed sign was reviewed and found to be in compliance with village sign regulations and consistent with other

signs in the plaza. The property is located within the Historic District; however, the sign was determined to be appropriate and straightforward.

Vice Chair Motions: To approve the sign for Precision Veterinary Surgery

Moved by: Cassandra Williams-Hunte

Seconded by: Ezra Holly

Vote: All in favor

Motion carried

Public Hearing – 18 Church Street

Vice Chair Motions: To open the public hearing for 18 Church Street

Moved by: Anthony Ruggiero

Seconded by: Cassandra Williams-Hunte

Vote: All in favor

Motion carried

Applicant Presentation

Steve Whalen of Whalen Architecture presented on behalf of the property owners. The proposal includes renovation of the existing building to create two residential dwelling units (one one-bedroom unit and one two-bedroom unit), along with exterior improvements. A Certificate of Appropriateness for exterior finishes had been previously approved.

Two parking layout options were presented:

- One option included land-banked parking and green space.
- The alternate layout reduced safety concerns by improving sight distance and circulation.

The applicant discussed coordination with the Water Department regarding sewer and water service and confirmed the building remains classified as residential.

Engineer and Board Discussion

Village Engineer Larry Paggi advised against the primary parking configuration due to safety concerns related to backing onto Church Street near the elementary school. The alternate layout was recommended as the safer option.

Discussion included:

- Use of pervious pavers instead of asphalt
- Elimination of land-banked parking
- Potential mirroring of parking layout to further improve sight distance
- Roof drainage and stormwater management

- FEMA floodplain mapping affecting a small portion of the building, to be addressed during the building permit phase

Public Comment

No public comments were offered.

Vice Chair Motions: To close the public hearing

Moved by: Anthony Ruggiero

Seconded by: Ezra Holly

Vote: All in favor

Motion carried

Resolution – Site Plan Approval for 18 Church Street

The Planning Board reviewed and approved a resolution granting **site plan approval**, subject to conditions, including but not limited to:

- Compliance with the Village Engineer’s memo dated October 16, 2025
- Removal of the parking layout
- Incorporation of the parking layout
- Replacement of land-banked parking, turf, and asphalt with pervious pavers
- Potential approval of a mirrored parking layout subject to Village Engineer review

Vice Chair Motions: To approve the resolution as presented

Moved by: Anthony Ruggiero

Seconded by: Ezra Holly

Vote: All in favor

Resolution approved

Other Business

The Board noted that there will be **no Planning Board meetings in November or December 2025**. The next meeting is scheduled for **January 15, 2026**.

Adjournment

Vice Chair Motions: To adjourn the meeting

Moved by: Cassandra Williams-Hunte

Seconded by: Anthony Ruggiero

Vote: All in favor

The meeting was adjourned.