

Village of Fishkill
Minutes for the meeting of the Planning Board for
May 16, 2024
1095 Main Street, Fishkill

Chairman Klingzahn Calls meeting to order and asks Secretary for roll call to establish quorum, Theresa Cucchelo, here; Danielle Hughes here; Ezra Holley, here; and Anthony Melella absent. Also present are Dave Buckley, Bldg Inspector, Sarah Brown, Planner, Victoria Polidaro, PB Attorney, Larry Paggi, Village Engineer.

Chairman entertains motion to approve minutes for March 21, 2024; so moved, T. Cuchelo, second, E. Holley. All in favor, aye, so moved.

Chairman opens application for a sign for Fortuna Realty, Inc. 973 Main Street, applicant, Tricia Rice states sign will be replacing the Weichert signs just adding new signs with Fortuna Realty on the building and on the road. Color samples are shown. Electric is staying the same. D. Buckley confirm signs comply. Chairman entertains motion to approve building mounted sign so moved D. Hughes; second, E. Holley, all in favor, aye. Chairman motions to accept the monument sign, so moved E. Holley; second T. Cuchelo, all in favor, aye.

Chairman opens application for certificate of appropriateness for 1127 & 1129 Main Street, applicant, Irina Damyanidu is looking to change the colors of the buildings to black with lighter color accents. E. Holley & D. Hughes feel the colors are cold, they suggest lighter tone. V. Polidaro suggest using the historical colors at the paint store. I. Damyanidu to return with different choice of color samples for the next meeting in June.

Chairman opens application for 1010, 1012 & 1018 Main Street site plan approval. Steve Whalen of Whalen Architecture representing applicant, Ryan McGrath. S. Whalen recaps the prior meetings, property has since been sold to current applicant. Post office will not be storing vehicles in parking lot. Parking lot to be expanded, adding 3 additional spots. The rest of the parking lot will be re-stripped. Change of use of the residence to commercial. Keeping some of the previously landscape improvements. Previous comments from the planning board of been rolled over into this application. E. Holley asks what will become of the fencing that is there, he would like it to be extended as far as it can go, so that when people are pulling into parking spots, their headlights aren't going into the neighborhood. E. Holley asks why they are changing the landscaping as it looks good as is, applicant agreed to keep it as is. McGrath Realty will be owner/occupant, hours will be 9-5. S. Brown asks if there will be any other occupants in the building, S. Whalen confirms there will not be. Application will need to go to County Planning. V. Polidaro would like clarification that this is one lot. L. Paggi, asks that a back-flow preventer to be installed, concerned with the parking. The two lanes are too narrow, generally there would be around 24' between the lanes. He gives advice on how to fix it. Applicant to return for June's meeting with lot lines and easements straightened out.

Chairman opens application for Korneygay and Sons (Just a Little Higher) 982 Main Street, formerly Vibe Natural, Greg Korneygay, owner. Kate Ruby, compliance attorney, representing applicant. V. Polidaro explains legalities of dispensary shops. K. Ruby explains cannabis regulations. The shop will not show

that it is a cannabis dispensary. D. Hughes asks if they have a license. G. Korneygay says that they do not get license until they have a shop. Greg states the shops' name has changed to Just a Little Higher, the company name is Korneygay and sons. V. Polidaro states they will need a new application with all of the new information. S. Brown says if they know what their sign will be they should bring to the next meeting. V. Polidaro, asks for the comments to be addressed from the October meeting as Vibe Natural. V. Polidaro explains to applicant the process of the planning board. S. Brown explains to applicant that this application will have to go to County for approval. She also explains the parking. The applicant needs go to out and count cars in the parking lot at the peak time. S. Brown hands applicant the comments from the October meeting, which need to be addressed. G. Korneygay asks what hours would be acceptable. L. Paggi comments, Site plan is required to be prepared by a licensed professional. L. Paggi asks if there will be any processing of the product on site, there will not, all the product is already prepackaged. He asks about the backflow preventer, says to ask the landlord if there is one there. Applicant to return next month with new site plan and comments addressed. S. Brown asks for a narrative of the operation of the business.

Chairman entertains motion to adjourn, so moved D. Hughes, second T. Cuchelo, all in favor aye.

Gini Ferrucci
Recording Secretary