

Village of Fishkill
Minutes for the meeting of the Planning Board for
February 20, 2025
1095 Main Street, Fishkill

Chairman Klingzahn absent, Theresa Cuchelo Vice-Chair, calls meeting to order and asks Secretary for roll call. T. Cuchelo, here; E. Holley, absent, T. Rice here, E. Jackson, here and J. Testa, here. Also present are Nick Woerner, Building Inspector, Sarah Brown, Planner, Christian Paggi, Village Engineer, Victoria Polidoro, Planning attorney and Anthony Ruggiero, Trustee, Liaison to the planning board.

Chairman Klingzahn states that an item has been added to the agenda. Promenade of Fishkill, 542 Route 9. Chairman asks that the Building Inspector, N. Woerner, update the board on the application. Application to begin the process of the renewal for site plan approval for Dutchess Partners LLC, AKA Promenade of Fishkill. It came to the building departments attention that the project approvals have expired. V. Polidoro is asking to set a Public Hearing for March 20, 2025 and refer to county. There are no changes to the site plan from 2017. Chairman entertains motion to set public hearing for March, 20, 2025 and to refer application to county. So, moved T. Cuchelo; seconded T. Rice. All in favor, aye, motion carried.

Chairman motions to approve minutes from January 16, 2025. So, moved, T. Cuchelo; seconded T. Rice, all in favor, aye, motion carried.

Chairman opens sign application for McGrath Real Estate, 1010 Main Street. Ron Friedman representing applicant. Applicant wants to take the sign from 1020 Main Street that was previously approved by Planning Board and move it to the new place of business at 1018 Main Street. Chairman entertains motion to approve sign, so moved, T. Rice; seconded J. Testa, all in favor aye, motion carried.

Chairman opens sign application for Verizon, 11 Merritt Blvd. Brian O'Connor from Frohling Sign Co. – They will be removing two existing signs and monument sign and replacing with new national Verizon colors. Building Inspector states that the sign does comply and is more conforming to code. Chairman entertains motion to approve sign, so moved, T. Rice; seconded, J. Testa, all in favor aye, motion carried.

S. Brown, explains the proposed cannabis law proposed by the Village Board. Planning board discusses their recommendations, to include other districts than just the PI, clarify the language that those separation distances go beyond the village boundary and a grandfather provision for the existing. Chairman motions that the recommendations listed are the Planning Boards recommendations to the Village Board. So moved, T. Rice, seconded E. Jackson, all in favor, aye, motion carried.

Chairman opens application for a Special Use Permit **for** Lisikatos Tattoo Co, **1127** Main Street, the applicant Brett Lisikatos discusses his shop. Chairman states that the planning board cannot

go forward with the application as it needs to be referred to the ZBA for an area variance as the zoning law requires 1000 ft, his shop would be 924 feet.

Chairman motions to open Public hearing for Movil Development Corp., 35 Rapalje Road, so moved, T. Rice; seconded, T. Cuchelo, all in favor aye, motion carried. Mark Day from Day and Stikoza for the applicant. Subdivision is on a quarter acre to be split into 2 lots about 13,000 sq ft each. Project has a flood plain on it and letter was filed for a map amendment with FEMA. Two letters were received for the public hearing from Christopher and Angela DePola and Keith Scofield, both letters stated they've never seen flooding. No other comments from the public. Public hearing to remain open.

Chairman opens application for site plan approval for LDD Properties, 18 Church Street. Stephen Whalen from Whalen Architecture with the owner Dawn Arciola. Applicants wants to change subject property from retail to a multi-family unit, 2 studio units and (1) 2-bedroom apartment. Property is in the GB2 district and residential is not permitted. Will need to go to the ZBA for a use variance or to the Village Board for a rezone. Applicant will go to the Village Board meeting on 3/3/2025 to discuss a rezone.

Vice Chair motions to close the meeting. So moved, T. Cuchelo, seconded E. Jackson. All in favor, aye, motion carried.

Gini Ferrucci
Recording Secretary