

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

Chairman H. Klingzahn calls meeting to order and asks secretary for roll call to establish a quorum. T. Cuchelo, here; T. Rice, here; E. Holley, here; E. Jackson, absent; Joe Testa, here. Also present are Nick Woerner, Building Inspector, Christian Paggi, Village Engineer, Victoria Polidoro, Planning attorney.

Chairman Klingzahn opens Public Hearing for Promenade of Fishkill, 542 Route 9, so moved, T. Cuchelo, seconded T. Rice, all in favor, aye, motion carried. Avi Heineman representing applicant. N. Woerner, building inspector explains the reasoning Promenade is back in front of the planning board again, as they're prior site plan approval has expired, as construction had not been completed within the 2- year time frame. Applicant is back for an extension of the site plan approval. A. Heineman states that the project is 90% complete. N. Woerner has required Promenade to have a dedicated ambulance service as to not be taxing on the village service. Contract with an ambulance co. to be executed prior to receiving a C.O. Chairman asks the public if there are any comments. A. LaGoy town of Fishkill resident comments. A. Heineman explains the project. It will be an assisted living home with 160 beds for Medicaid beds, 30 beds for patience with dementia and private paid beds. V. Polidoro states there have been no changes to the project since it's approval 8/2017. Does not need to go back to Dutchess County Planning as nothing has changed since previous approval. Chairman asks if there are any other comments. Chairman motions to close the public hearing, so moved T. Cuchelo; seconded T. Rice, all in favor, aye, motion carried. V. Polidoro reads resolution, adds conditions, resolution will be amended adding the ambulance agreement. Chairman entertains motion to accept resolution with amendments, so moved, T. Rice; seconded T. Cuchelo, all in favor, aye, motion carried.

Chairman opens sign application for Extra Space Storage, 35 Merritt Blvd. Maria Rotundo from Lite Brite signs representing applicant. Proposing to replace the pylon panels in the existing pylon and replace the channel letters on the building to Extra Space storage. Chairman entertains motion to accept the Pylon sign, T. Cuchelo motions to accept the Pylon sign for Extra Space Storage, seconded, T. Rice, all in favor, aye, motion carried. Chairman entertains motion to accept building mount sign, T. Cuchelo, motions to accept the building mount sign, seconded T. Rice, all in favor, aye, motion carried.

Chairman opens sign application for Spark by Hilton 20 Schuyler Blvd, Nancy Forest, GNS Group representing applicant. They are seeking approval for only the building sign at this time. Samples are handed out and explained. N. Woerner confirms that the sign does comply. Chairman entertains motion to accept sign, T. Cuchelo, motions to accept sign for Spark by Hilton as per application; seconded, T. Rice. All in favor, aye, motion carried.

Chairman opens sign application for Danny's Table, 1113 Main Street. N. Woerner states that the sign does comply. Chairman entertains motion to accept the sign, T. Cuchelo motions to accept the sign as stated in the application; seconded, T. Rice, all in favor, aye, motion carried.

Chairman opens continuation of for a Special Use Permit for Lisikatos Tattoo Co, 1127 Main Street, the applicant Brett Lisikatos discusses his shop. Applicant states he has gone to Zoning Board requesting an area variance. V. Polidoro states that a public hearing needs to be set. Chairman motions to set a public hearing for April 17, 2025, so moved, T. Cuchelo; seconded, E. Holley, all in favor, aye, motion carried. Chairman entertains motion to send to Dutchess County Planning for referral, so moved, T. Cuchelo; seconded, T. Rice, all in favor, aye, motion carried.

Chairman opens application for site plan approval for Tradicionez Latin Cuisine, 1004 Main Street. Charles May of Charles May and Assoc., representing applicant, Laura Farro. Applicant has had her restaurant in suite 1 since 2023, the adjacent suite, which was a gift shop, is now vacant. Applicant would like to open door in vacant unit to extend the dining area. C. Paggi and V. Polidaro suggests looking at recent parking studies done for Il Figlio and LaSorrello. C. Paggi discusses grease trap requirements. Applicant to respond to the consultant's comments and return on 4/17/2025.

Chairman motions to adjourn meeting, so moved, T. Rice; seconded, T. Cuchelo, all in favor, aye, motion carried.

Gini Ferrucci  
Recording Secretary