TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR JANUARY 11, 2007

The Planning Board Meeting will be held on Thursday, January 11, 2007 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

MEETING MINUTES:

Board to review and adopt the December 14, 2006 Planning Board Meeting Minutes.

REQUEST FOR EXTENSION:

Westage Lot 5 Hotels - Site Development Plan - Applicant to request an extension of the Resolution of Final Approval that shall expire on January 12, 2007.

PUBLIC HEARING:

1. At 7:30 p.m. or as soon thereafter as possible - **Dutchess Land Development, LLC -** for Preliminary Subdivision Approval to subdivide and develop parcels of land near the Cedar Hill Road/Smithtown Road intersection consisting of approximately 15.65 ± acres of land. 12.49 ± acres are located in the Town of Fishkill and will be subdivided into 11 lots ranging is size from .91 acres to .98 acres, in the R-40 Zoning District; 3.1642 acres are located in the Town of Wappinger in the R-80 Zoning District and will not be subdivided.

REVIEWS:

1. **White Birch - Subdivision** - Board to schedule a public hearing for a Bond Reduction as approved by the Town Board at their December 20, 2006 meeting.

2. **Lands of Hiller - Resubdivision/Lot Line Realignment** - Board to review Resolution of Preliminary and Final Approval.

3. **Crossroads at Fishkill - Site Development Plan** - continuation of project review.

4. **Landworks, LLC - Site Development Plan** - continuation of project review.

REVIEWS: (continued)

5. **Waterfront at Fishkill - Phase 5 Overlook Pointe** - continuation of discussion regarding the placement of model sales units on the site.

6. **The Views at Rocky Glen - Site Development Plan** - continuation of project review

7. **ZBA Referral - Application No.: ZB07-001 - 38 Greenwood Drive - R-40 Zoning District** - Applicants are requesting: a 5.8' variance, creating a 44.2' front yard setback where 50' is the minimum, a 10.6' variance creating a 14.4' left yard setback where 25' is the minimum to construct a 2nd story addition and a 24' variance creating a 1' right yard setback where 25' is the minimum to move the east wall of the existing garage on to their property.