



TOWN OF FISHKILL
Offices of Municipal Development
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PLANNING BOARD MEETING AGENDA FOR FEBRUARY 8, 2007

The Planning Board Meeting will be held on Thursday, February 8, 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 January 25, 2007 Planning Board Meeting Minutes.

NEW SUBMITTALS:

1. **Lands of Callahan - Freshwater Wetlands/Watercourse and Water Body Permit** - Applicant seeks a Freshwater Wetlands/Watercourse and Water Body Permit for the construction of a single-family residence in accordance with Town of Fishkill Town Code Chapter 82. The parcel for this proposal is located at 70 Maple Avenue in the R-15 Zoning District and consists of 2.77 acres. Refer application to the Town Engineer,
2. **Ron Blake - Subdivision** - Applicant requests approval to subdivide a parcel totaling 1.282± acres into two (2) lots. Lot 1 will consist of 0.696 ± acres and Lot 2 will consist of 0.587 ± acres, the parcel for this proposal is located at 65 Ward Place in the R-20 Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Building Inspector, Town Highway Superintendent, Town Planning Board Attorney, Town Planning Consultant, Dutchess County Department of Health and the Rombout Fire District.
3. **Erkki Korby - Subdivision** - Applicant requests approval to subdivide a parcel totaling 2.511± acres into two (2) lots. Lot 1 will consist of 1.4975 ± acres and Lot 2 will consist of .0135 ± acres, the parcel for this proposal is located at 29 Lomala Road, in the R-40 Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Building Inspector, Town Highway Superintendent, Town Planning Board Attorney, Town Planning Consultant, Dutchess County Department of Health and the Rombout Fire District.
4. **William Ross - Amended Site Development Plan** - Applicant requests to amend the existing Site Development Plan Approval due to a tenant change which requires modification to the parking. Applicant proposes to remove ten parking spaces from the previous retail business to accommodate a new retail business. Three (3) parking spaces are proposed to be added to the exterior parking lot. Therefore, the revised site development plan drawing indicates seven (7) less parking spaces. The parcel for this proposal is located at 115 Old Route 9, consists of 0.71 in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Building Inspector, Town Planning Board Attorney, Town Planning Consultant, Town Planning Board Attorney and the Rombout Fire District.

REVIEWS: (continued)

5. **Rhinebeck Savings Bank - Site Development Plan** - Applicant requests approval to construct a 3,400 SF bank including all pertinent site improvements. The parcels for this proposal are located at the intersection of Route 9D and Pappas Lane (1472 & 1478 Route 9D), in the GB (General Business), R-15 and RMF-5 Zoning Districts, consist of 1.98 acres and currently contain five (5) structures related to residential and previous commercial uses all of which shall be removed. The involved parcels are the subject of a Rezoning Application under consideration by the Town Board. Refer application to the Town Engineer, Town Municipal Development Director, Town Building Inspector, Town Planning Board Attorney, Town Planning Consultant, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Chelsea Fire District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Landworks, LLC - Site Development Plan** - Applicant seeks approval to construct a 39,000 SF professional use building with associated site improvements. The parcel for this proposal is located at 147 Old Route 9, in the GB (General Business) Zoning District and consists of 3.551 ± acres.
2. At 7:30 p.m. or as soon thereafter as possible - **Polo Field - Subdivision - Bond Reduction** - Applicant seeks approval for a reduction of the security posted for the construction, installation and completion of the required public improvements for this project. The parcels for this project are located on the west side of Route 9D at Slocum Road, in RMF-5 and R-15 Zoning Districts and consist of 80.749 acres.

REVIEWS:

1. **Momentum Advertising and Design** - Board to review Resolution of Approval - Freshwater Wetlands/Watercourse and Water Body Permit.
2. **Waterfront at Fishkill - Phase V - Overlook Pointe - Subdivision** - Board to review Resolution of Preliminary and Final Approval.
3. **Rombout Village Drainage Improvement Plan - Amended Site Development Plan** - project review.
4. **ZBA Referrals:**
 - **Application No.: ZB07-002** - John & Nancy Fedigan - 256 Osborne Hill Road - R-15 Zoning District
 - **Application No.: ZB07-003** - Citizens Bank - 415-453 Route 9 (Dutchess Mall) - PSC (Planned Shopping Center) Zoning District.