



TOWN OF FISHKILL
Offices of Municipal Development
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PLANNING BOARD MEETING AGENDA FOR FEBRUARY 22, 2007

The Planning Board Meeting will be held on Thursday, February 22, 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 February 8, 2007 Planning Board Meeting Minutes.

NEW SUBMITTALS:

1. **Iraj & Diane Assefi - Four (4) Lot Subdivision** - Applicant requests approval to subdivide a parcel totaling 4.07 acres into four (4) lots. Lot 1 will consist of 0.51 acres, Lot 2 will consist of 0.50 acres, Lot 3 will consist of 0.49 acres and Lot 4 will consist of 2.57 acres. The parcel for this proposal is located at 10 Vanvoorhis Drive in the R-20 and R-40 Zoning Districts. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Highway Superintendent and the Rombout Fire District.
2. **Nelson Realty Holdings, LLC - Site Plan** - Applicant requests Site Development Plan approval to demolish the two (2) existing structures located on the property and construct a new 12,000 square foot building of which 2,000 square feet will be used for office space and 10,000 square feet will be used for contractor storage. The parcel for this proposal is located at 530 NYS Route 52, in the GB (General Business) Zoning District and consists of 1.11 acres. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Building Inspector, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Glenham Fire District.

PUBLIC HEARING:

1. At 7:30 p.m. or as soon thereafter as possible - **Lands of Callahan** - 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.

REVIEWS:

1. **Waterfront at Fishkill - Phase V - Overlook Pointe - Subdivision and Site Development Plan** - Board to review Resolution of Approval for the construction of model homes on the site.
2. **Landworks, LLC - Site Development Plan** - continuation of project review.
3. **The Views at Rocky Glen - Site Development Plan** - continuation of project review.