



TOWN OF FISHKILL
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PLANNING BOARD MEETING AGENDA FOR APRIL 12, 2007

The Planning Board Meeting will be held on Thursday, April 12, 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 March 22, 2007 Planning Board Meeting Minutes.

REQUEST FOR EXTENSION:

1. **Lands of Kenneth W. Davies, Jr. - Subdivision** - Applicant's representative to request a ninety (90) day extension of the Resolution of Preliminary and Final Approval that shall expire on April 26, 2007.

NEW SUBMITTAL:

1. **10 Old Route 9 Restaurant/Retail - Site Development Plan** - Applicant seeks approval to rehabilitate the existing 4,984 S.F. structure to operate a restaurant and retail space, to remove 284 S.F. from the southern end of the building resulting in a total building square footage of 4,700 S.F. and to divide the building into 1,800 S.F. of retail space and 2,900 S.F. of restaurant space. As part of this application, the applicant proposes to remove the existing paved parking along the frontage of Parcel 4 located at 10 Old Route 9 West and the existing paved parking on Parcel 2 located at 5 Old Route 9 West, in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Municipal Development Director, Town Building Inspector, Town Planning Consultant, Town Planning Board Attorney, Dutchess County Department of Planning & Development, New York State Department of Transportation and the Rombout Fire District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Ron Blake - Subdivision** - Applicant seeks preliminary 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.

PUBLIC HEARINGS: (continued)

2. At 7:30 p.m. or as soon thereafter as possible - **Erkki Korby- Subdivision** - Applicant seeks preliminary approval to subdivide parcel totaling 2.511± acres into two (2) lots. Lot 1 will consist of 1.4975 ± acres and Lot 2 will consist of 1.0135 ± acres, the parcel for this proposal is located at 29 Lomala Road, in the R-40 Zoning District.
3. At 7:30 p.m. or as soon thereafter as possible - **William Ross - 115 Old Route 9 - Site Development Plan** - Applicant seeks preliminary Site Development Plan Approval due to a tenant change that 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. The parcel for this proposal is located at 115 Old Route 9, consists of 0.71 acres in the GB (General Business) Zoning District.

REVIEWS:

1. **Dutchess Land Development, LLC - Subdivision** - continuation of project review.
2. **Rhinebeck Savings Bank - Site Development Plan** - continuation of project review.
3. **Regency at Fishkill - Site Development Plan** - review applicant's request to modify the site plan for the purpose of expanding the recreational facilities to include a pool.
4. **ZBA Referral**
 - **Application No.: ZB07-005 - 3 Fairfax Road - R-15 Zoning District** - Applicant requests a 6' variance creating a 24' rear setback where 30' is the minimum allowed in order to construct a deck and to legalize a pre-existing 30' front yard setback where 35' is required.