



**TOWN OF FISHKILL**  
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**PLANNING BOARD MEETING AGENDA FOR JUNE 14, 2007**

The Planning Board Meeting will be held on Thursday, June 14, 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 May 24, 2007 Planning Board Meeting Minutes.

**REQUEST FOR EXTENSION:**

**Westage Lot 5 Hotels - Site Development Plan** - Applicant to request a six (6) month extension of the Resolution of Final Approval.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **10 Old Route 9 West Restaurant/Retail - Site Development Plan** - Applicant seeks Preliminary Site Development Plan 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 also 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.

**REVIEWS:**

1. **The Regency at Fishkill - Site Development Plan** - Board to review Applicant's request to place a construction and storage trailer on site.
2. **Ron Blake – Subdivision** - Board to review the Negative Declaration and the Resolution of Preliminary Approval.
3. **Erkki Korby - Subdivision** - Board to review the Negative Declaration and the Resolution of Preliminary Approval.
4. **Dutchess Land Development - Subdivision** - Board to review the Negative Declaration and the Resolution of Preliminary Approval.

**REVIEWS:** (continued)

5. **Lands of Scarpelli - Subdivision** - Board to review the Negative Declaration and the Resolution of Preliminary Approval.
6. **Citizens Bank at the Dutchess Mall - Amended Site Development Plan** – Board to review the Negative Declaration and the Resolution of Preliminary and Final Approval.

**ZBA REFERRALS:**

1. **Application No.: 07-007 - 6 Garden Place - R-20 Zoning District** - Applicant is requesting a 7' 8" variance creating a 12' 4" left side yard setback and a 10' variance creating a 10' right side yard setback to construct a single family dwelling.
2. **Application No.: 07-008 - 1 Old Town Road - R-20 Zoning Distinct** - Applicant is requesting a 37' variance maintaining a 3' rear yard setback where 40' is the minimum allowed to convert an existing deck into a three (3) season room.