



TOWN OF FISHKILL
Department of Planning & Economic Development
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PLANNING BOARD MEETING AGENDA FOR JANUARY 10, 2008

The Planning Board Meeting will be held on Thursday, January 10, 2008 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 November 8, 2007 Planning Board Meeting Minutes.

REQUEST FOR EXTENSION:

Lands of Scarpelli - Subdivision - Applicant to request a ninety (90) day extension of the Resolution of Preliminary Approval.

REQUEST FOR READOPTION:

Landworks, LLC - Site Development Plan - Applicant to request a Readoption of the Resolution of Preliminary Approval.

DISCUSSION:

Blue Seal Feeds - Board to review request to construct a fork-truck ramp and new overhead door opening at the front of the existing building. The overhead door shall be 8' x 12' and the fork-truck ramp shall be 10' wide, will project from the face of the building 12', sloping from the existing finished floor to the existing finished pavement, and shall not impede the vehicular function of the current site plan.

NEW SUBMITTALS:

1. **Manor Estates at Fishkill - Site Development Plan** - Applicant requests Site Development Plan approval to construct 202 total dwelling units, a recreation center, pool, tennis courts, bocce ball courts and putting green including all pertinent site improvements. The parcels for this proposal are located on the west side of Jackson Street, south of Baxtertown Road in the RMF-5 Zoning District. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Advisory Board, Village of Fishkill Planning Board, Dutchess County Department of Planning & Development, Dutchess County Department of Public Works, New York State Department of Environmental Conservation and the Rombout Fire District.

NEW SUBMITTALS: (continued)

2. **Lori Joseph Builders - Subdivision** - Applicant requests approval to subdivide a parcel totaling 2.17 acres into two (2) lots. Lot 1 shall consist of 0.94 ± acres, contains an existing house that shall remain and Lot 2 shall consist of 1.23 ± acres. The parcel for this proposal is located at 27 Castle Point Road in the R-40 Zoning District. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Highway Superintendent and the Chelsea Fire District.
3. **Westage Medical Buildings - Amended Site Development Plan** - Applicant seeks amend the existing Site Development Plan approval to construct a 25,000 ± S.F. addition to the existing building. The parcel for this proposal is located at 200 Westage Business Center Drive, in the PSC (Planning Shopping Center) Zoning District and consists of 13.87 acres. Refer application to the Town Engineer, Town Planning Consultant, Dutchess County Department of Planning & Development and the Rombout Fire District.

PUBLIC HEARING:

At 7:30 p.m. or as soon thereafter as possible - **Rhinebeck Savings Bank - Site Development Plan** - Applicant seeks Preliminary Site Development Plan approval to construct a 3,400 SF bank including all pertinent site improvements. The parcels for this proposal are located at Route 9D & Pappas Lane (1472 & 1478 Route 9D), in GB (General Business) Zoning District and consist of 1.98 acres.

REVIEWS:

1. **Iraj & Diane Assefi - Subdivision** - Board to review Negative Declaration and Resolution of Preliminary Approval.
2. **10 Old Route 9 West - Retail/Restaurant - Site Development Plan** - Board to review Applicant's request for modifications to the approved Site Development Plan.
3. **Rhinebeck Savings Bank - Site Development Plan** - continuation of project review and Board to review Resolution of Preliminary Approval.
4. **Lands of Blake - Subdivision** - Board to review Applicant's request for final approval.
5. **Erkki Korby - Subdivision** - Board to review Applicant's request for final approval.
6. **Waterfront @ Fishkill - Phase VI B.1 - Stadium Plaza - Site Development Plan** - continuation of project review.
7. **The Views at Rocky Glen - Site Development Plan** - continuation of project review and Board to review applicant's request for Final Site Development Plan Approval.
8. **Van Wyck Mews - Subdivision & Resubdivision** - continuation of project review and consideration of final subdivision approval.