



**TOWN OF FISHKILL**  
**Department of Planning & Economic Development**  
807 Route 52  
Fishkill, New York 12524-3110

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**PLANNING BOARD MEETING AGENDA FOR APRIL 10, 2008**

The Planning Board Meeting will be held on Thursday, April 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 March 27, 2008 Planning Board Meeting Minutes.

**REQUEST FOR AN EXTENSION:**

**Waterfront @ Fishkill - Phase V - Overlook Pointe - Subdivision** - Applicant to request a ninety (90) day extension of the Resolution of Preliminary and Final Approval that has a current expiration date of April 25, 2008.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Lilac Corporation Subdivision** - Applicant seeks 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 bound by the north by Baxtertown Road (County Route 34) and bound by the south by Red Schoolhouse Road (County Route 36) in the R-40 Zoning District.
2. At 7:30 p.m. or as soon thereafter as possible - **Van Winkle - Special Use Permit & Site Development Plan** - Applicant seeks approval to construct a 2,820 S.F. steel frame building on an existing 48' x 61' concrete slab located on the project site side by side with an existing 4,220 S.F. building. The proposed building and the existing 4,220 S.F. building shall be connected by a small corridor and the project site contains an existing single-family residence. The parcel for this proposal is located at 143 Old Route 9 (south end of Old Route 9), in the GB (General Business) Zoning District and consists of 3.62 acres.

**NEW SUBMITTALS:**

1. **Camp Hayden-Marks, Fresh Air Fund - Sharpe Reservation - Amended Special Use Permit** - Applicant requests approval to amend the existing Special Use Permit Approval to construct a new 10,077 S.F. dining hall and a new 1,900 S.F. first aid cottage, no increase to the camp population is proposed. The parcel for this proposal is located at 426 Van Wyck Lake Road, in the R-4A Zoning District and consists of 1,720.43 ± acres. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Dutchess County Department of Planning & Development and the Rombout Fire District.

**NEW SUBMITTALS:** (continued)

2. **Brinckerhoff Car Wash - Amended Site Development Plan** - Applicant requests approval to amend the existing Site Development Plan approval to (A) Install a 15' x 20' fabric awning at the exit of the existing auto bay of the car wash; (B) Install an 8' wide by 24" deep awning on the side of the existing car wash over the existing change machine that is located on the sidewalk; and (C) Construct an apartment above the existing auto service facility to house a caretaker who oversees the existing car wash, convenience store and auto service operations. The parcel for this proposal is located at 1530 NYS Route 52, in the GB (General Business) Zoning District and consists of 2.2 acres. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Dutchess County Department of Planning & Development and the Rombout Fire District.

**REVIEWS:**

1. **Westage Medical Buildings - Amended Site Development Plan** - Board to review Resolution of Preliminary and Final Approval.
2. **Rhinebeck Savings Bank - Site Development Plan** - Board to review Resolution of Final Approval.
3. **Lilac Corporation - Subdivision** - Board to review Amended Resolution of Final Approval.
4. **Van Winkle - Special Use Permit & Site Development Plan** - Board to review Resolution of Preliminary and Final Approval.
5. **Lori Joseph Builders - Subdivision** - continuation of project review
6. **Manor Estates @ Fishkill - Site Development Plan** - continuation of project review. ***(Deferred at the request of the applicant's engineer.)***
7. **ZBA Referral - Application No. ZB08-003 - Rhinebeck Savings Bank - 1472 Route 9D - GB (General Business) Zoning District** - Applicant seeks a variance to access their property from other than a public road.