



TOWN OF FISHKILL
Department of Planning & Economic Development
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PLANNING BOARD MEETING AGENDA FOR MAY 22, 2008

The Planning Board Meeting will be held on Thursday, May 22, 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 May 8, 2008 Planning Board Meeting Minutes.

NEW SUBMITTAL:

1. **Regency @ Fishkill - Resubdivision of Filed Map No. 9304D** - Applicant seeks approval to resubdivide Parcel 1 of Filed Map No. 9304D totaling 22.61 acres into four (4) parcels to facilitate the sale of dwelling units as per § 150-61A(8) of the Town of Fishkill Town Code. Parcel 1A to consist of 13.54 acres, Parcel 1B to consist of 5.10 acres, Parcel 1C to consist of 3.43 acres and Parcel 1D to consist of .54 acres. The parcel for this proposal is located on West Merritt Boulevard in the PB (Planned Business) and SCHD (Senior Citizen Housing District) overlay Zoning Districts. Refer application to the Town Engineer, Town Building/Fire Inspector, Town Planning Board Attorney, Town Planning Board Consultant, and the Rombout Fire District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Camp Hayden-Marks, Fresh Air Fund - Sharpe Reservation** - Applicant seeks approval to amend the existing Special Use Permit and Site Development Plan 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 436 Van Wyck Lake Road, in the R-4A Zoning District and consists of 1,720.43 ± acres.
2. At 7:30 p.m. or as soon thereafter as possible - **Waterfront @ Fishkill - Phase VI-B.1 - Stadium Plaza (Rite Aid)** - Applicant seeks Preliminary Site Development Plan approval to construct a free-standing Rite Aid Pharmacy = 14,673 square feet on the northeast portion of the Waterfront @ Fishkill Phase VI - Stadium Plaza project site (Route 9D & Firethorne Drive). The Planning Board previously approved the Waterfront @ Fishkill Phase VI-A - Stadium Plaza, this phase consisted of 31,500 square feet of retail space, associated parking, utilities and the construction of this phase has been completed. The parcel for this proposal is in the GB (General Business) Zoning District and consists of 28.791 acres.

REVIEWS:

1. **Lands of Scarpelli - Subdivision** - continuation of project review.
2. **Rhinebeck Savings Bank - Site Development Plan** - Board to review Resolution of Approval - Clearing & Grading.
3. **ZBA Referral - Application No.: ZB08-007 - 64 Mountainview Road - R-20 Zoning District** - Applicants are requesting a variance to create a 5' side yard setback where 10' is the minimum and to increase the lot coverage to 20.8% where 20% is the maximum to construct an addition to an existing detached garage.