



**TOWN OF FISHKILL**  
**Department of Planning & Economic Development**  
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**PLANNING BOARD MEETING AGENDA FOR SEPTEMBER 25, 2008**

The Planning Board Meeting will be held on Thursday, September 25, 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 August 28, 2008 Planning Board Meeting Minutes.

**NEW SUBMITTAL:**

**The Scenic Hudson Land Trust Inc. (a.k.a Lock Dock Beacon) - Resubdivision** - The applicant proposes to consolidate three (3) existing parcels, located mainly in the City of Beacon with portions of each lot located in the Town of Fishkill underwater in the Hudson River, into two (2) lots. The submerged lands in the Town of Fishkill total 64.60 acres. The Scenic Hudson Land Trust, Inc., the property owner, intends to create two (2) lots to allow for the subsequent transfer of one (1) lot to Long Dock Beacon Associates, LLC, a private development firm that will own and operate the planned waterfront revitalization project known as Long Dock Beacon, which is currently before the City of Beacon Planning Board, the Lead Agency for the environmental review of the project. The proposed consolidated Lot 1 will form the development lease parcel and the proposed consolidated Lot 2 will form the Scenic Hudson park parcel. A Special Use Permit approval is also required from the Town of Fishkill Town Board in accordance with the newly created Hudson River District. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, City of Beacon Planning Board and the Town of Fishkill Town Board.

**PUBLIC HEARINGS:**

1. **Lands of Moritz, Schetter & Roszkowski - Resubdivision** - Applicant seeks approval to alter the existing lot lines between four (4) lots identified as Lot Nos. 4, 5, 6, 7 and 8 on Filed Map No. 1980 to create three (3) lots; Parcel 1 will increase in size from 0.49 acres to 0.67 acres, Parcel 2 will remain at 0.45 acres, Parcel 3 will increase in size from 0.25 acres to 0.32 acres. The purpose of this resubdivision is to eliminate encroachments that presently exist. The parcels for this proposal are located at 42 Pine View Road, 4 Grandview Road, 34 Pine View Road and 6 Grandview Road, in the R-20 Zoning District.

**PUBLIC HEARINGS:** (continued)

2. **The Crest at Fishkill - Amended Site Development Plan** - Applicant requests an amendment to the previously approved Site Development Plan to construct a 93 unit residential multi-family development and all pertinent site improvements. The Planning Board adopted a resolution granting Final Approval for the Crest at Fishkill on November 10, 2005, this approval was issued for the construction of a 106 unit residential multifamily development and all pertinent site improvement. The Applicant has now reduced the number of buildings, the size of one (1) building, sidewalks, driveways and parking and has maintained the bedroom (density unit) count. The parcels for this proposal are located at 743 and 769 Route 52, in the RMF-5 and GB (General Business) Zoning Districts.

**REVIEW:**

1. **Pine View Construction, LLC - Subdivision** - Board to review Resolution of Final Approval.
2. **The Views at Rocky Glen - Site Development Plan** - Board to review the applicant's request to place and utilize a rock crusher on site.
3. **Lands of Moritz, Schetter & Roszkowski - Resubdivision** - project review.
4. **The Crest at Fishkill - Amended Site Development Plan** - project review.
5. **Fishkill II - Traffic Impact Study** - Board to review proposals received for Traffic Consulting Services.