



**TOWN OF FISHKILL**  
**Department of Planning & Economic Development**

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Fishkill, New York 12524-3110

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**PLANNING BOARD MEETING AGENDA FOR OCTOBER 23, 2008**

The Planning Board Meeting will be held on Thursday, October 23, 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 October 9, 2008 Planning Board Meeting Minutes.

**REQUEST FOR EXTENSION:**

**Lori Joseph Builders - Subdivision** - Board to review Applicant's request for a ninety (90) day extension of the Resolution of Preliminary Approval.

**NEW SUBMITTALS:**

1. **Waterfront at Fishkill - Phase V - Overlook Pointe Townhouses - Amended Subdivision** - Applicant seeks to amend the existing subdivision approval that was readopted by the Town of Fishkill Planning Board on February 8, 2007 to create 256 fee simple townhouse lots, together with all necessary and customary appurtenant site features, to include accessory recreation and open space parcels. The purpose of this amendment is to shift and/or relocate units in order to satisfy the setback requirements of the Dutchess County Department of Health with respect to the new Rombout Sewage Treatment Plant. The parcel for proposal is located on the west side of Route 9D, between Brockway Road and Firethorn Drive across from the Dutchess Stadium in the RMF-5 Zoning District and consists of 52 ± acres. Refer application to Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Advisory Board, Dutchess County Department of Planning & Development and the Chelsea Fire District.
2. **Waterfront at Fishkill - Phase V - Overlook Pointe Townhouses - Amended Site Development Plan** - Applicant seeks to amend the existing site development plan approval that was readopted by the Town of Fishkill Planning Board on October 25, 2007 for the construction of a 256 townhouse development of which 18 units are designated and set aside as affordable in full compliance with the Town of Fishkill Affordable Housing Law together with all necessary and customary appurtenant site features, to include accessory recreation and open space. The purpose of this amendment is to shift and/or relocate units in order to satisfy the setback requirements of the Dutchess County Department of Health with respect to the new Rombout Sewage Treatment Plant. The parcel for proposal is located on the west side of Route 9D, between Brockway Road and Firethorn Drive across from the Dutchess Stadium in the RMF-5 Zoning District and consists of 52 ± acres. Refer application to Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Advisory Board, Dutchess County Department of Planning & Development and the Chelsea Fire District.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Lands of Moritz, Schetter & Roszkowski - Resubdivision** - Applicant seeks Preliminary Approval to alter the existing lot lines between four (4) lots as per 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-40 Zoning District.
2. At 7:30 p.m. or as soon thereafter as possible - **The Scenic Hudson Land Trust, Inc. (a.k.a. Long Dock Beacon - Resubdivision)** - Applicant seeks approval to consolidate three (3) parcels, located mainly in the City of Beacon with portion 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 64.6 acres. The property owner, The Scenic Hudson Land Trust, Inc. 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 consolidate 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.

**REVIEW:**

1. **Waterfront @ Fishkill - Phase VI B.1 A - Stadium Plaza - Rite Aid** - Board to review proposed elevation modifications to the approved site plan. (*withdrawn*)
2. **The Crest at Fishkill - Amended Site Development Plan** - Board to review Resolution of Preliminary and Final Approval.
3. **ZBA Referral - Application No. 08-010 - 12 Continental Drive - R-20 Zoning District** - Applicants are seeking a 23' 10" variance creating a 16' 2" rear setback where 40' is the minimum for the replacement and expansion of an existing deck. The existing deck received a variance from the ZBA in 1994.