

Revised 01/05/09



TOWN OF FISHKILL
Department of Planning & Economic Development
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PLANNING BOARD MEETING AGENDA FOR JANUARY 8, 2009

The Planning Board Meeting will be held on Thursday, January 8, 2009 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 approve and adopt the November 13, 2008 Planning Board Meeting Minutes.

REQUEST FOR EXTENSION:

1. **Lands of Scarpelli - Subdivision** - Board to review Applicant's request for a ninety (90) day extension of the Resolution of Final Approval.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **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 this 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.
2. At 7:30 p.m. or as soon thereafter as possible - **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 this 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.

REVIEWS:

1. **Lands of Iraj & Diane Assefi - Subdivision** - Board to review Applicant's request for final approval.
2. **Van Wyck at Merritt Park Residential Development - Site Development Plan** - Board to review Applicant's request to add new home designs.
3. **Dutchess Land Development, LLC - Subdivision** - Board to review Applicant's request for a Readoption of the Resolution of Preliminary Approval.
4. **ZBA Referrals**
 - **Application No.: ZB09-001 - 11 Briarwood Drive - RMF-3 Zoning District** - Applicants are requesting a 3' variance to construct a front porch, creating a 32' front yard setback where 35' is the minimum in the RMF-3 Zoning District.
 - **Application No.: ZB09-002 - 70 Van Wyck Lake Road - R-40 Zoning District** - Applicants are requesting a 9' variance to legalize a rear deck, creating a 41' rear yard setback where 50' is the minimum in the R-40 Zoning District.