



**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 JUNE 11, 2009**

The Planning Board Meeting will be held on Thursday, June 11, 2009 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York.

**MEETING MINUTES:**

Board to approve and adopt the May 14, 2009 Planning Board Meeting Minutes.

**REQUEST FOR EXTENSION:**

**Pine View Construction, LLC - Subdivision and Resubdivision** - Board to review applicant's request for a second and final ninety (90) day extension of the Resolution of Final Approval.

**NEW SUBMITTALS:**

1. **Waterfront @ Fishkill - Phase V - Overlook Pointe - Residential Development - Amended Site Development Plan (f.k.a. Waterfront @ Fishkill - Phase V - Overlook Pointe - Townhouses - Amended Site Development Plan)** - Applicant seeks to amend the existing Site Development Plan Approval to construct 78 two-bedroom market rate townhouse units, 105 three-bedroom market rate townhouse units, 10 one-bedroom condominiums, 60 two-bedroom condominiums and 10 three-bedroom condominiums for a total of 263 units together with all necessary and customary appurtenant site improvements. In accordance with the original approval, 18 of the proposed condominiums will be set aside for workforce housing. The Planning Board granted Site Development Plan Reapproval on April 23, 2009 for the construction of 109 two-bedroom market rate townhouse units, 129 three-bedroom market rate townhouse units as well as 18 three-bedroom workforce housing townhouse units for a total of 256 units. The parcel consists of 52 ± acres, is located on the west side of NYS Route 9D, between Brockway Road and Firethorn Drive across from the Dutchess Stadium in the RMF-5 Zoning District. Refer application to the 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 @ Fishkill - Phase V - Overlook Pointe - Residential Development - Amended Subdivision (f.k.a. Waterfront @ Fishkill - Phase V - Overlook Pointe Townhouses - Amended Subdivision)** - Applicant seeks to amend the existing subdivision approval to create 28 lots to include accessory recreation and open space parcels in conjunction with the Waterfront @ Fishkill - Phase V - Overlook Pointe Residential Development - Amended Site Development Plan proposal. The Planning Board granted Subdivision Reapproval on April 23, 2009 to create 256 fee simple townhouse lots. The parcel consists of 52 ± acres, is located on the west side of NYS Route 9D, between Brockway Road and Firethorn Drive across from the Dutchess Stadium in the RMF-5 Zoning District. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector and the Chelsea Fire District.

**NEW SUBMITTALS:** (continued)

3. **Joseph Precour - Land Use Development Permit** - Applicant seeks approval to combine Lot 12 and Lot 13, indentified on Filed Map No.: 1986 of the Beacon Hills Subdivision in order to maximize buildable conditions. The size of the lot will increase to 10,713 S.F. (0.246 ± acres) as a result of combining Lot 12 and Lot 13, however, the lot remains undersized and the following variances will be required: (1) a 2' variance creating a 33' front yard setback where 35' is required; (2) a 30' variance creating a 10' rear yard setback where 40' is required; (3) a 6% variance creating a 26% total lot coverage where the maximum required lot coverage is 20%; and (4) a 9,287 S.F. area variance as combining Lot 12 and Lot 13 creates a 10,713 S.F. lot where the minimum lot size is 20,000 S.F. A two (2) bedroom 26' x 50' house is proposed to be constructed, shall be consistent with the type and size of the existing homes within the neighborhood and shall be positioned to align with the adjacent existing homes. The parcels for this proposal are located at 10 & 12 Brookside Road, in the BH (Beacon Hills) Zoning District.  
**(Deferred)**

**REVIEWS:**

1. **Walloon Trust and Blue Hill Bay, LLC - Resubdivision (Lot Line Realignment)** - project review.
2. **ZBA Referral - Application No.: 09-004 - Sign Language for Mid Hudson Medical Group - 600 Westage Business Center Drive - PSC (Planned Shopping Center) Zoning District** - Applicant requests a 15 S.F. variance for a wall mounted building sign on the front of the existing building and a 66 S.F. variance to install a second wall mounted sign on the side of the building. The total square footage for both signs is 132 S.F. where 51 S.F. is the maximum allowed in the PSC (Planned Shopping Center) Zoning District.