



**TOWN OF FISHKILL**  
**Department of Planning & Economic Development**  
807 Route 52  
Fishkill, New York 12524-3110

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**PLANNING BOARD MEETING AGENDA FOR AUGUST 13, 2009**

The Planning Board Meeting will be held on Thursday, August 13, 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 June 11, 2009 Planning Board Meeting Minutes.

**DISCUSSION:**

**Regency at Fishkill - Site Development Plan** - Applicant to discuss proposed sidewalk and landscaping revisions.

**NEW SUBMITTALS:**

1. **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.
2. **I-84 Diner Patio Addition - Amended Site Development Plan and Special Use Permit** - Applicant seeks approval to amend the existing Site Development Plan and Special Use Permit Approval for the addition of a 45' long x 15' wide outdoor patio, a 15' long x 4' 6" wide handicap ramp and seven (7) stone veneer posts with lighting to the existing I-84 Diner. The parcel for this proposal is located at 853 Route 52 in the GB (General Business) Zoning District and consists of 2.6 acres. Refer application to the Town Engineer, Town Planning Consultant, Town Building Inspector, Dutchess County Department of Planning & Development, NYS Department of Transportation and the Rombout Fire District.

**NEW SUBMITTALS:** (continued)

3. **Sam's Club Expansion - Amended Site Development Plan** - Applicant seeks approval to amend the existing Site Development Plan approval to construct an expansion to the existing vestibule and cart storage area, to expand the tire and battery storage canopy and to add a drive-thru loading canopy. The parcel for this proposal is located at 56 West Merritt Boulevard, in the PSC (Planned Shopping Center) Zoning District and consists of 18.85 acres. Refer application to Town Engineer, Town Planning Consultant, Town Building Inspector, Dutchess County Department of Planning & Development, NYS Department of Transportation and the Rombout Fire District.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **Walloon Trust and Blue Hill Bay, LLC - Resubdivision** - Applicant requests preliminary approval to alter the existing lot line between the Walloon Trust parcel and the Blue Hill Bay, LLC parcel in order to align the lot line with Clove Creek. The Blue Hill Bay, LLC parcel consists of 42 ± acres and shall decrease in size to 39.27 acres and the Walloon Trust parcel consists of 28.95 acres and shall increase in size to 31.68 acres. The parcels for this proposal are located at 111 Route 9, in the GB (General Business), R-40 and R-4A Zoning Districts

**REVIEWS:**

1. **Waterfront at Fishkill - Phase V - Overlook Pointe Residential Development - Amended Site Development Plan** - project review.
2. **Waterfront at Fishkill - Phase V - Overlook Pointe Residential Development - Amended Subdivision** - project review.
3. **Manor Estates - Site Development Plan** - Board to review proposed Site Development Plan revisions.
4. **Magnolia Townhouses** - Board to review proposed Site Development Plan and provide comments to the Town Board.
5. **Dutchess Land Development** - continuation of project review.