



TOWN OF FISHKILL
Department of Planning & Economic Development
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PLANNING BOARD MEETING AGENDA FOR SEPTEMBER 10, 2009

The Planning Board Meeting will be held on Thursday, September 10, 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 August 13, 2009 Planning Board Meeting Minutes.

NEW SUBMITTALS:

1. **Lands of Ronald Davis - Land Use Development Permit** - Applicant requests approval to reconstruct a residential dwelling at 6 Old Town Road (intersection of Old Town Road and Brookside Road), where a previous residential dwelling was consumed by a fire and removed. The parcel has a valid Dutchess County Department of Health Approval for water supply (via Beacon Hills Water District) and subsurface sewage disposal design. The reconstruction of the new residential dwelling proposes to reduce the impervious ground coverage by 26%. The parcel for this proposal consists of 0.73 acres and is located in the Beacon Hills Zoning District.

PUBLIC HEARINGS:

1. At 7:30 p.m. or as soon thereafter as possible - **Waterfront at Fishkill - Phase V - Overlook Pointe Residential Development - Amended Site Development Plan** - Applicant seeks preliminary approval 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.

PUBLIC HEARINGS: (continued)

2. At 7:30 p.m. or as soon thereafter as possible - **Waterfront at Fishkill - Phase V - Overlook Pointe Residential Development - Amended Subdivision** - Applicant seeks preliminary approval 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.
3. At 7:30 p.m. or as soon thereafter as possible - **Dutchess Land Development, LLC - Subdivision** - Applicant seeks preliminary approval to subdivide and develop parcels of land on Smithtown Road near the Cedar Hill Road/Smithtown Road intersection consisting of approximately 15.65 ± acres of land, 12.49 ± acres of which are located in the Town of Fishkill and will be subdivided into 11 lots ranging in size from .91 acres to .98 acres, in the R-40 Zoning District and 3.1642 acres are located in the Town of Wappinger in the R-80 Zoning District and will not be subdivided.

REVIEWS:

1. **Walloon Trust and Blue Hill Bay, LLC - Resubdivision** - Continuation of project review and Board to review Negative Declaration and Resolution of Preliminary and Final Approval.
2. **I-84 Diner Patio Addition - Amended Site Development Plan and Special Use Permit** - project review.
3. **Sam's Club Expansion - Amended Site Development Plan** - project review.
4. **Manor Estates - Site Development Plan** - continuation of project review.
5. **ZBA Referral - 7 Shale Road - R-15 Zoning District** - Applicant seeks a 15' variance creating a 20' front yard setback where 35' is the minimum and a 9' variance creating a 21' rear yard setback where 30' is the minimum in order to add a handicap accessible one (1) bedroom addition including bathroom.