



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

The Planning Board Meeting will be held on Thursday, December 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 November 12, 2009 Planning Board Meeting Minutes.

NEW SUBMITTALS:

1. **Lands of Callahan - Freshwater Wetlands/Water Course/Water Body Permit** - Applicant seeks approval for the placement of a 2,559 S.F. four (4) bedroom two-story residence, a small backyard, a detached garage and a portion of a driveway within the 75' Town of Fishkill Wetland buffer. The parcel for this proposal is located at 70 Maple Avenue, in the R-15 Zoning District and consists of 2.774 ± acres. Refer application to the Town Engineer.
2. **The Crest at Fishkill - Amended Site Development Plan** - Applicant seeks approval to amend the existing Site Development Plan approval to construct 23 residential buildings containing 93 dwelling units, having a mix of two and three bedrooms for a total number of 212 bedrooms or density units, along with an accessory clubhouse and associated sidewalks, driveways, parking, utilities, landscaping and other site improvements. The parcel for this proposal is located at 743 Route 52, in the RMF-5 Zoning District and consists of 26.604 ± acres. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Board, Dutchess County Department of Planning and Development, Glenham Fire District, New York State Department of Environmental Conservation and the New York State Department of Transportation.
3. **The Crest at Fishkill - Amended Fresh Water Wetlands/Watercourse and Water Body Permit** - Applicant seeks approval for the construction of a graded slope and stormwater management facilities for the minor encroachment into a Town wetland. The permit is submitted in conjunction with The Crest at Fishkill - Amended Site Development Plan application. The parcel for this proposal is located at 743 Route 52, in the RMF-5 Zoning District and consists of 26.604 ± acres. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Environmental Board, Dutchess County Department of Planning and Development, Glenham Fire District, New York State Department of Transportation and the New York State Department of Environmental Conservation.

NEW SUBMITTALS: (continued)

4. **Magnolia Townhouses - Site Development Plan** - Applicant seeks approval to construct a 78-unit townhouse development consisting of 21 three-bedroom units, 57 two-bedroom units, a clubhouse, pool and all necessary and customary site improvements. The parcel for this proposal is located on New York State Route 9D across from its intersection with Castle Point Road, in the RMF-5 Zoning District and consists of 14.75 acres. Refer application to the Town Engineer, Town Planning Consultant, Town Planning Board Attorney, Town Building Inspector, Town Environmental Board, Chelsea Fire Department, Dutchess County Department of Planning & Development and the New York State Department of Transportation.

PUBLIC HEARING:

1. At 7:30 p.m. or as soon thereafter as possible - **Joseph Precour - Land Development Permit** - seeks approval to combine Lot 12 and Lot 13, identified 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. At 7:30 p.m. or as soon thereafter as possible - **Sam's Club - 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 to the existing Sam's Club building. 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. The public hearing is a continuation of the public hearing that was adjourned by the Planning Board on November 12, 2009.

REVIEWS:

1. **I-84 Diner - Amended Special Use Permit and Amended Site Development Plan** - Continuation of project review and Board to review Resolution of Preliminary and Final Approval.
2. **The Views at Rocky Glen - Site Development Plan** - Board to review the as-built conditions of the site and modifications made during the course of construction to the approved Site Development Plan.