



**TOWN OF FISHKILL**  
**Department of Planning & Economic Development**  
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**PLANNING BOARD MEETING AGENDA FOR JANUARY 14, 2010**

The Planning Board Meeting will be held on Thursday, January 14, 2010 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 December 10, 2009 Planning Board Meeting Minutes.

**NEW SUBMITTALS:**

1. **Splash Down Beach - Amended Site Development Plan** - Applicant seeks approval for modifications to the previously approved Site Development Plan involving both as-built and proposed facilities that were not evaluated or included in the site development plan approval issued by the Planning Board. These items include, but are not limited to: Pirate Café, metal shed, Pirates Plunge - two slide attraction, Humunga Half Pipe and Cannon Bowl Slide. The parcels for this proposal are located at 16 Old Route 9 West and 2 Old Route 9 West, consist of 35.69 ± acres in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Planner, Town Building Inspector, Town Planning Board Attorney, Dutchess County Department of Planning & Development, New York State Department of Environmental Conservation and the Rombout Fire District.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Fishkill Woods (f/k/a The Crest at Fishkill) - Amended Site Development Plan and Freshwater Wetlands/Watercourse and Water Body Permit** - Applicant seeks approval to amend the existing Site Development Plan approval to: (1) 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, associated sidewalks, driveway, parking, utilities and landscaping and other site improvements; and (2) Obtain a Freshwater Wetlands/Watercourse/Water Body Permit for the construction of a graded slope and stormwater management facilities for the minor encroachment into a Town wetland.

**REVIEWS:**

1. **Fishkill Woods (f/k/a The Crest at Fishkill) - Amended Site Development Plan** - project review.

**REVIEWS:** (continued)

2. **Fishkill Woods (f/k/a The Crest at Fishkill) - Freshwater Wetlands/Watercourse and Water Body Permit** - project review.
3. **Lands of Callahan - Freshwater Wetlands/Watercourse and Water Body Permit** - project review.
4. **Joseph Precour - Land Development Permit** - Board to evaluate SEQRA.
5. **Magnolia Townhouses - Site Development Plan** - project review.
6. **ZBA Referral - Application No. ZB10-001 - 10 Red Schoolhouse Road - R-15 Zoning District** - Applicant is requesting the following variances: (1) a 17' 3" variance creating a 17' 9" front yard setback, (2) a 6' 7" variance creating a 8' 5" left-side yard setback and (3) a 22' variance creating a 8' rear yard setback. These setbacks will be created when a roof is constructed to connect the main structure to an outbuilding for the purpose of creating a legal accessory apartment.