



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

**Phone:** (845) 831-7800 ext. 3328  
**Fax:** (845) 831-2964

**PLANNING BOARD MEETING AGENDA FOR MARCH 11, 2010**

The Planning Board Meeting will be held on Thursday, March 11, 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 January 14, 2010 Planning Board Meeting Minutes.

**REQUEST FOR EXTENSION:**

**Waterfront at Fishkill - Phase V - Overlook Pointe Residential Development - Amended Subdivision** - Board to review applicant's request for a ninety (90) day extension of the Resolution of Preliminary and Final Approval that was adopted by the Planning Board on October 8, 2009.

**CONCEPTUAL DISCUSSION:**

**Birches at Fishkill - 22 Robert R. Kasin Way** - Discussion with Birchez and Elant, Inc. regarding a proposal to construct a 72 residential units, extensive on-site recreational facilities such as scenic walking paths, a community garden, bocce and shuffleboard courts. The main building will house a community meeting room, separate arts and crafts center and a fully equipped fitness center with an on-staff professional trainer. These residential units will be available to income-qualified residents 62 years of age and older in accordance with the Town's Senior Citizen Housing District.

**PUBLIC HEARINGS:**

1. 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. This public hearing is a continuation of the public hearing that was adjourned by the Planning Board on November 12, 2000 and December 10, 2009.

**PUBLIC HEARINGS:** (continued)

2. At 7:30 p.m. or as soon thereafter as possible - **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, consists of 2.774 ± acres and is in the R-15 Zoning District

**REVIEWS:**

1. **Magnolia Townhouses - Site Development Plan** - continuation of project review.
2. **Fishkill Woods - Amended Site Development Plan & Freshwater Wetlands/Watercourse and Water Body Permit (f.k.a. The Crest at Fishkill)** - continuation of project review and Board to review Negative Declaration, Clearing and Grading Permit, Freshwater Wetlands/Watercourse and Water Body Permit and the Resolution of Preliminary and Final Approval.
3. **Van Wyck Mews - Site Development Plan** - Board to review proposed amendments to the approval site plan.
4. **The Views at Rocky Glen - Amended Site Development Plan** - continuation of project review.
5. **Splash Down Beach - Amended Site Development Plan** - project review, Board to make a determination as to Lead Agency status and discuss scheduling a site visit.
6. **ZBA Referral - Applicant No.: ZB10-002 - 14 Old Grange Road - R-40 Zoning District** - Applicant is requesting a 9' 6" variance creating a 14' 6" left side yard setback where 25' setback is the minimum in an R-40 Zoning District. This setback will be created when a breezeway roof is constructed from the main structure to an existing detached garage.