



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

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**PLANNING BOARD MEETING AGENDA FOR MAY 13, 2010**

The Planning Board Meeting will be held on Thursday, May 13, 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 April 28, 2010 Planning Board Meeting Minutes.

**DISCUSSION:**

1. **Splash Down Beach - Amended Site Development Plan** - Applicant to discuss the Resolution of Preliminary and Final Approval that was adopted by the Board on April 28, 2010.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Sam's Club - Amended Site Development Plan** - Applicant seeks 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, 2009, December 10, 2009 and March 11, 2010.
2. At 7:30 p.m. or as soon thereafter as possible - **Walloon Trust and Blue Hill Bay, LLC - Resubdivision** Applicant seeks 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. **Sam's Club - Amended Site Development Plan** - Board to review Negative Declaration and Resolution of Preliminary and Final Approval.
2. **Walloon Trust and Blue Hill Bay, LLC - Resubdivision** - Board to review Negative Declaration and Resolution of Preliminary and Final Approval.
3. **Lands of Joseph Precour** - Board to review Negative Declaration.

**REVIEWS: (continued)**

4. **Lands of Callahan - Freshwater Wetlands/Watercourse/Water Body Permit** - Board to review Negative Declaration and Freshwater Wetlands/Watercourse/Water Body Permit.
5. **Magnolia Townhouses - Site Development Plan** - continuation of review.