



## TOWN OF FISHKILL PLANNING BOARD

### REGULAR MEETING Agenda

807 Route 52  
Fishkill, NY 12524  
Phone: (845) 831-7800 ext. 3328  
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Website: <http://www.fishkill-ny.gov>

Thursday, July 13, 2017

7:00 PM

Francois R. Cross Meeting Room

The Planning Board Meeting will be held on Thursday, July 13, 2017 at 7:00 p.m. until 11:00 p.m. in the Francois R. Cross Meeting Room located in the lobby at Town Hall, 807 Route 52, Fishkill, New York.

#### Call to Order

#### Discussion

##### **1. Vantage Construction - 2 Lot Subdivision**

Board to discuss the possible subdivision of an 11.6-acre parcel into two (2) single-family residential lots. Both lots will be served by municipal water and sewage facilities. The parcel for this proposal is located at 170 Old Castle Point Road in the R-40 Zoning District.

#### New Submittals

##### **1. Homeland Towers,LLC/Comfort Suites Business Development - Special Use Permit & Site Development Plan**

Applicant seeks Special Use Permit & Site Development Plan Approval to construct a public utility wireless telecommunications facility consisting of a 100' foot monopole with antennas, together with related equipment at the base within a multi-carrier equipment compound on two (2) parcels. The parcels for this proposal are located at 841 Route 52, Parcel 1 consists of 2.33 acres and Parcel 2 consists of 4.5 acres in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Planning Board Attorney, Dutchess County Department of Planning & Development, New York State Department of Transportation and the Rombout Fire District.

**2. Communication Specialists, Inc. - Special Use Permit & Site Development Plan**

Applicant seeks Special Use Permit & Site Development Plan Approval for the utilization of the existing warehouse and storage facility, to construct a 1,800 S.F. shed, to demolish the existing pool and to construct 1,600 S.F. shed in its place. The site will be used for storing equipment utilized in the day-to-day operations of telecommunications and solar energy system, including the outdoor storage of supplies and materials and to bring the existing driveways and parking areas into compliance. Other proposed site improvements shall include the addition of 21 truck and trailer paved parking spaces, the addition of 38 car parking spaces to the east of Building No. 1 and the relocation of an existing refuse enclosure. The site will also provide screening of the outdoor storage areas in the form of landscaping and a PVC fence. The parcel for this proposal is located at 143 Old Route 9, consists of 3.62 ± acres in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Planning Board Attorney, Dutchess County Department of Planning Development, New York State Department of Transportation and the Rombout Fire District.

**3. Hudson View Park Proposed Maintenance Barn - Site Development Plan**

Applicant seeks Site Development Plan Approval for the construction of an 80-foot x 40-foot pole barn with two stories to be used as storage for maintenance and repair items needed for the continuous upkeep of the existing Hudson View Park apartments. The parcels for this proposal are located at 29C Hudson View Drive (on the east side of North Lockey Woods Road, approximately 700 feet north of the intersection with Hudson View Drive), consist of a total of 44.6 ± acres in the RMF-5 Zoning District. Refer application to the Town Engineer, Town Planning Board Attorney, Town Highway Superintendent, Dutchess County Department of Planning & Development and the Rombout Fire District.

**4. Singh - Site Development Plan**

Applicant seeks Site Development Plan Approval for an automobile sales and service use in an existing garage on the site and for occasional outdoor tent sales of tools and equipment. The applicant lives in the existing on-site single-family residence. The parcels for this proposal are located at 9 Route 9 and Route 9 rear, consist of 4.81 ± acres in the GB (General Business) Zoning District. Refer application to the Town Engineer, Town Planning Board Attorney, Dutchess County Department of Planning & Development, New York State Department of Transportation, Town of Phillipstown Planning Board and the Rombout Fire District.

**Project Reviews****1. ZBA Referral - Application No.: ZB17-002 - Gloede Signs on Behalf of Five Guys Burgers & Fries - 18 Westage Drive**

Applicant is requesting an area variance for four (4) wall signs where a maximum of two (2) wall signs are permitted and an area variance for the total square footage of the combined aggregate sign of 80 square feet where 40 square feet is the maximum permitted in the PSC (Planned Shopping Center) Zoning District.

**2. 52 Route 9, LLC - Special Use Permit & Site Development Plan**

Continuation of project review.

**3. CubeSmart Self-Storage Facility - Special Use Permit & Site Development Plan**

Board to review Long Form EAF Part 2, Negative Declaration and Resolution of Preliminary Site Development Plan Approval.

**4. Continental Commons - Special Use Permit & Site Development Plan**

Continuation of project review.