



Town of East Fishkill Planning Board

330 Route 376, Hopewell Junction, New York 12533

Planning Board Meeting Agenda

March 21, 2023

6:00 PM

at

East Fishkill Town Hall

330 Route 376

Hopewell Junction, NY 12533

CHAIRPERSON COMMENTS:

- a. The Pledge of Allegiance
- b. Upcoming Meeting Dates: April 18, 2023 & May 16, 2023
- c. Approval of Minutes of Meetings Held: January 17 & 23, 2023 & Feb 21, 2023

EXTENSION:

1. **# 2021-018 Tucker Trails Subdivision**, Route 52 (6557-04-579147)

Applicant is requesting (2 three month) 6month extension for a site plan that was approved on September 13, 2022.

PUBLIC HEARING:

2. **#2023- 052 – Kevin Keegan**, 17 Sunny Lane (6657-01-132645)

Applicant is proposing to install a ground mounted solar array on a residential lot in addition to the existing ground mounted solar array installed 11/2011. The new proposed array is 427sf.

ADJOURNED PUBLIC HEARING:

3. **#2022 – 037 – Firas Bridges Subdivision**, Eder Road (6656-00-819763)

Applicant is seeking subdivision approval for a proposed 3-lot subdivision on 23.09 acres with one existing building lot currently under construction.

4. **#2022 – 029 – Farmview/Estates at Phillips Farm**, 1196 Route 82 (6458-04-740330)

Applicant is proposing an 11-lot subdivision on a 13.37 acre parcel in the R-1 zone. The subdivision is proposed to be phased. Phase I includes 7 lots and Phase II 4 additional lots.

5. **#2022– 044 – Speziale Subdivision**, 2808 Route 52 (6556-01-434927)

Applicant is proposing a 2-lot subdivision with a shared driveway on an 18.14-acre parcel with an existing house in an R1 District. The existing residence will remain on Lot # 1 and an existing shed and barn is proposed to remain on the new lot #2.

DISCUSSION:

6. **#2022– 040 – Mary Lane Subdivision**, 10 Mary Ln. (6458-04-793201)

Applicant is proposing to subdivide a 2-acre lot with an existing home into two 1 acre lots. Parcel A will contain the existing home, Parcel B will be a new buildable lot.

7. **#2023– 051 – Rising Sky Housing**, Donovan Drive (6455-00-288434)

Applicant is proposing a 9,000sf building on 2.047acres for a contractor's yard with a building to be used for storage and equipment.

8. **#2023– 054 – Naoclean Corporation**, 92 Hosner Mnt Rd. (6556-00-332360)

Applicant is applying for a change of use and a minor site plan amendment for a customer service and repair shop.

9. **#2023– 056 – MDJ Corporation**, 422 Route 376 (6457-01-366591)

Applicant is applying to amend the site plan to include an existing price sign, car display, and signs on the canopy.

10. **#2021 – 017 – Emma's Café**, 4081 Route 52 (6755-04-580363)

Applicant is applying for an amended site plan to add a gazebo.

Jackie Keenan, Clerk
East Fishkill Planning Board