



# Town of East Fishkill Planning Board

330 Route 376, Hopewell Junction, New York 12533

## Planning Board Meeting Agenda

January 21, 2025

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: February 18, 2025 & March 18, 2025
- c. Approval of Minutes of Meetings Held: December 17, 2024

### ADOPTION OF THE SEQR SCOPE:

Please note this is ***not*** a public hearing. The action in front of the Planning Board is to consider the adoption of a scoping document for the Woodland Estates Draft Environmental Impact Statement (DEIS). The Scoping document identifies the issues and potential environmental impacts that the applicant will need to study and address in the DRAFT EIS. Please click link for further information and a copy of the Draft Scope.

1. **#2024 – 081 – Woodland Estates (Twin Creeks)**, 6457-18-344225, 343206, 300180, 398229, 406146, 473057, 402041, 355141

Consider Adoption of the Scope for the Woodland Estates Draft Environmental Impact Statement (DEIS). Woodland Estates is a proposed residential development that would include 23 multi-family buildings and a clubhouse with a total of 468 dwelling units of various sizes in the PRD district.

[Woodland Estates SEQR Documents](#)

[Woodland Estates Final Scoping Document for Planning Board](#)

### DISCUSSION:

2. **#2024 – 094 – Stormville Square**, 194-198 Route 216. (6657-03-064313, 066295)

Applicant is applying to amend the approved site plan and replace the approved storage facility with a 21,000 sf building comprised of 3,500sf of restaurant space, 8,750 sf of retail space and 8,750 sf of office space with a retaining wall at the rear of the parcel.

3. **#2024 – 096 – Jackson**, 149 Jackson Rd, (6455-02-878880-901890)

Applicant is applying for a Lot Line Realignment and a 3 lot Subdivision.

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Jackie Keenan, Clerk  
East Fishkill Planning Board

**PROJECTS THAT HAVE APPLICATIONS BEFORE THE PLANNING BOARD NOT ON THIS AGENDA:**

**#2024 – 082 – Landmark Union, 793 Main Street (Route 82), (6457-01-210545)**

Applicant is applying for site plan approval for a bank with a two-lane drive thru in the B-2 district on the former William Tell property.

**#2024 – 091 – Ravel Convenience Store, 905 Route 376, (6358-02-761568)**

Applicant is applying for an amended site plan and change of use at the former A-1 Mower Site to establish a 2,224 sf convenience store and a 1,624 sf three-bedroom apartment on the second floor in the existing 3,848 sf two-story building.

**#2024– 095 – SWF2 Fulfillment Center Limited Site Improvements, 76-112 Patriot Way., (6356-04-606028).**

Applicant is applying for an amended site plan to do limited site work at existing internal drive lane including new fencing to facilitate the remote check-in/check out trucks entering and leaving the site.

**#2024 – 092 – SWF2 Fulfillment Center, 76-112 Patriot Way., (6356-04-606028, 6355-00-501905).**

Applicant is applying for an amended site plan to make safety and accessibility improvements to the pedestrian route between the warehouse building and the guardhouse entrance at the Amazon Facility. The improvements will include new side walk, repavement of existing sidewalk to comply with ADA slope requirements, new railing at the new ADA ramps, two crosswalks along the route, and a new retaining wall.

**#2022 - 049 – Paradise Preserve Subdivision, 12 Deverly Ln. (6756-00-241319)**

Applicant is proposing a 6-lot subdivision on 93.3 acres in the R-3 zone

**#2024 – 090 – I Park Warehouse Development & Water Tank Relocation, East Drive, (6456-03-073123,127232,169074)**

Applicant is applying for an 870,139 sf warehouse on 71.33 acres of undeveloped land within the iPark Campus and relocate a water tank from Lot 6 to Lot 7.

**#2023 – 061 – Sprainbrook Meadows, 50 Townsend Rd., (6456-04-955335)**

Applicant is applying for an 8-lot subdivision on an existing 99.15-acre lot.

**#2023 – 053 – Treetop Development, Donovan Drive, Lime Kiln Road, E. Hook Cross Rd. and Griffin Lane (6455-00-400593, 301596,540732,330505)**

Applicant is proposing to build a 665,000 sf and a 100,000 sf warehouse on four adjacent parcels totaling 137.7 acres in the I-1 zone.

**#2024 – 077 – Enoteca Wine Bar, 811 Route 82 (6457-01-247570)**

Change of use from accountant's office to proposed wine bar.

**#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.

**#2022 - 047 – Microgrid Network**, 200 North Dr. (6356-04-878256)

Applicant is proposing to build an energy storage (battery) facility for Central Hudson Gas & Electric on the iPark Campus.

**Summit Woods**, 3162 Route 52 (6656-00-045715)

Applicant is requesting subdivision approval for a proposed cluster subdivision with 175 residential lots on a 325.22-acre parcel.

**Montage Subdivision**, Route 52 (6556-00-802836)

Applicant is requesting subdivision approval for a proposed cluster subdivision with 122 residential lots on a 385.5-acre parcel.