



# *Town of East Fishkill Planning Board*

330 Route 376, Hopewell Junction, New York 12533

## **Planning Board Meeting Agenda**

**May 20, 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: June 12, 2025-Thurs & July 17-Thurs, 2025
- c. Approval of Minutes of Meetings Held: March 18, 2025

### **ADJOURNED PUBLIC HEARING:**

1. Receive Public Comments on the Draft East Fishkill Comprehensive Plan currently under review by the Town Board.

2. **#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.

### **EXTENSIONS:**

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

Applicant is requesting two 3-month extension for the approved subdivision plat.

4. **#2020-035 Stone Ridge Commons**, Route 52 and Palen Road (6356-04-731304/776321)

Stone Ridge Commons received conditional final approval to construct two 3-story multi-family apartment buildings with 51 units and associated parking in a B1-A zone at the May 2021 Planning Board meeting. Applicant is requesting extensions from the last expiration date of November 18, 2022 through November 24, 2025. The applicant is requesting the extensions to finalize sewer and water improvements.

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Jackie Keenan, Clerk  
East Fishkill Planning Board

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

### **#2025 – 098 – Valley Christian Church, 1072 Route 82 (6458-04-688075/678055)**

Applicant is applying for an amended site plan to add 31 additional parking spaces to the existing site plan. The site currently contains 142 spaces. The proposed amendment to the site plan would remove 1 space and add 31 spaces for a total of 172 spaces.

### **#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.

### **#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 3,500 sf 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.

### **#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](#)

### **#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

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

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

**#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.