



Town of East Fishkill Planning Board

330 Route 376, Hopewell Junction, New York 12533

Planning Board Meeting Agenda

September 18, 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: October 30th-Thurs & November 20th Thurs
- c. Approval of Minutes of Meetings Held: August 19, 2025

ADJOURNED PUBLIC HEARING:

1. **#2025 – 098 – Valley Christian Church**, 1072 Route 82 (6458-04-688075/678055)

Applicant is applying for an amended site plan to add a 2 way drive and 23 additional parking spaces to the existing site plan. The site currently contains 142 spaces. The proposed amendment to the site plan would remove 4 spaces and add 23 spaces for a total of 161 spaces. **(Adjourning until Oct 30th.)**

PUBLIC HEARING:

2. **#2025 – 101 – Mama Mia Restaurant LLC**, 901 Route 376, (6358-02-768532)

Applicant is proposing to build a 960 sf detached garage.

DISCUSSION:

3. **#2025 – 104 – 45-49 Foster Rd**, 901 Route 376, (6458-04-659005)

Applicant is applying for an amended site plan to add medical offices on the second floor in a space previously approved for storage. In addition, the applicant is requesting the former Maceli house on the property be converted to a care takers unit.

SKETCH:

4. #2025 – 102 – Hopewell Oaks, 1486 Route 82 (6559-03-136067)

Applicant is requesting the board to consider a proposed five unit Multi Family residence in an R1 zone.

5. #2025 – 103 – S.E.G. Realty, 814 Route 82 (Main St.) (6457-01-274544)

Applicant is requesting the Board to consider four residential units above ground floor retail in the Hamlet Center.

Jackie Keenan, Clerk
East Fishkill Planning Board

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

#2025 – 099 – Ridges at Stormville Mountain Subdivision, 20 Stormville Mountain Rd. (6656-00-536587)

Applicant is applying for an 11 lot subdivision on 41.19 acres in a R2 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.

#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.

#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.