



Town of East Fishkill Planning Board

330 Route 376, Hopewell Junction, New York 12533

Planning Board Meeting Agenda

Thursday - November 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: Dec 16, 2025
- c. Approval of Minutes of Meetings Held: October 30, 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 Dec 16th.)**

2. **#2025 – 104 – 45-49 Foster Rd**, 45 Foster Rd, (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 Meceli house on the property be converted to a care takers unit.

DISCUSSION:

3. **#2025 – 105 – Joe's Carriage House**, 3760 Route 52, (6655-02-909823)

Applicant is applying for an amended site plan.

4. **#2023 – 061 – Sprainbrook Meadows**, 50 Townsend Rd., (6456-04-955335)

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

SKETCH:

5. **#2025 – 106 – Dunkin – Taconic**, 2593 Route 52 (6556-01-008697)

Applicant is applying for an amended site plan to relocate the existing Dunkin from building # 1 to a portion of building # 2. They will occupy 2400sf of the existing building and add a drive through window. This is located in a B1 district.

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 10 lot subdivision on 41.19 acres in a R2 zone. P.H Set for Dec 16, 2025

#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 99.15-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.

#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.