Town of East Fishkill
Planning Board

330 Route 376, Hopewell Junction, New York 12533

Planning Board Meeting Agenda
November 17, 2026
6:00PM
At
East Fishkill Town Hall
330 Route 376
Hopewell Junction NY 12533

CHAIRPERSON COMMENTS:

a. The Pledge of Allegiance
b. Upcoming Meeting Date: Dec 15, 2026 & January 19, 2027
c. Approval of Minutes of Meetings Held: October 20, 2026

EXTENSION:

1. **#2020 – 035 – <u>Stone Ridge Commons,</u>** 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 an extension from the last expiration date of November 18, 2026, through May 18, 2026.

2. **#2025 – 099- <u>Ridges at Stormville Mountain Subdivision,</u>** 20 Stormville Mtn Rd. (6656-00-536587)

The Ridges at Stormville Mountain received approval at the May 19, 2026 Planning Board meeting. Applicant is applying for two- 3month extension thru May 19,2027.

PUBLIC HEARING:

3. **#2026 – 121 – <u>East Fishkill Commons,</u> 2528 Route 52** (6456-02-885563

Applicant is applying for subdivision and a site plan approval for an 8,000 sf mixed use building. The first floor will contain a dental office and the second floor will have two 1,240sf. 2-bedroom apartments and a 615sf storage area.

4. **#2026 – 123 – <u>Clove Branch Crossing Office Building and Caretaker's Apartment,</u> 135 Clove Branch Road** (6458-04-714164)

Applicant is proposing to amend the site plan to add a 1,300 sf caretaker's apartment by special permit on the second floor of the existing commercial building currently used for storage.

5. **#2026 – 120 – <u>Trinka Lane Apartments,</u>** 791 Main Street (6457-01-220511)

Applicant is applying for a special permit and amended site plan approval to convert the upstairs of an existing commercial building from three offices to two 2-bedroom apartment units and one 1-bedroom apartment.

DECISION:

6. **#2026 – 126– <u>Spectral Systems, 35 Corporate Dr</u>.** (6356-03-458001)

Applicant is applying for a minor amendment to the site plan to add mechanical equipment to the south side of the building.

DISCUSSION:

7. **#2026 – 122 – <u>Rizzo Subdivision,</u>** 636 Route 376 (6458-03-128073)

Applicant is applying for a 2 Lot subdivision. Lot # 1 is proposed to be 1.17 acres and will include the existing dwelling and Lot #2 is proposed to be 2.9 Acres.

8. **#2025 – 106 – <u>Dunkin – Taconic,</u>** 2593 Route 52 (6556-01-008697)

Applicant is applying for an amended site plan to relocate the existing Dunkin Donuts on Route 52 in the Taconic Plaza (B-1 district) from building #1 to a portion of the stand-alone building #2. The proposed new Dunkin Donuts will share the building with the existing liquor store and occupy 2,400 sf of building #2. Parking lot improvements and a drive thru window will be added.

9. **#2026 – 124 – <u>WB Classical Builder's Office,</u> 4044 Route 52** (6755-03-458375)

Applicant is proposing a change of use from a window and door business to a contractor's office. The existing building is two-stories and 4,200 sf with approximately 6 parking spaces.

10. **#2026 – 127– <u>Rising Sky Housing, 0 Donavon Dr.</u>** (6455-00-265426)

Applicant is applying for an amendment to the site plan to add additional parking for contractors building being constructed on an adjoining parcel. A merger of the 2 parcels will also be required.

11. **#2025 – 104 – <u>45-49 Foster Rd,</u>** 45 Foster Rd, (6458-04-659005)

Applicant has made changes to the site plan that was approved but not signed yet. They made changes without planning Board approval.

12. **#2025 – 107- Irish Fields,** 664-670 Leetown Rd. (6655-01-381969)

Applicant is applying for an amended site plan.

13. **#2025 – 108- Package Pavement,** 3530 Route 52, (6655-00-334069)

Applicant is applying for an amended site plan.

ADOPTION OF 2027 SHEDULE:

JANUARY 19	JULY 20
FEBRUARY 16	AUGUST 17
MARCH 16	SEPTEMBER 21
APRIL 20	OCTOBER 19
MAY 18	NOVEMBER 16
JUNE 15	DECEMBER 21

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Jackie Keenan, Clerk
East Fishkill Planning Board

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

#2026 – 114 – 225 Robinson, 225 Robinson Ln. (6358-02-887660)

Applicant is applying for site plan approval and Special Permit for a contractor & commercial vehicle storage yard in a R-1 B-3 zone. (**Planning Board will not take any action on this public hearing. This public hearing will be adjourned to a date uncertain and will require the applicant to re-advertise to the public**)

#2026 – 119 – 1486 Route 82, 1486 Route 82 (6559-03-136067)

Applicant is applying for a special permit and site plan approval to convert a pre- existing non-conforming 2 story building into town house apartments and commercial use. (**Planning Board will not take any action on this public hearing. Applicant did not provide information to open public hearing. This public hearing will not be opened and will require the applicant to re-advertise to the public**)

#2026 – 118 – Orlando Electric, 1055 Route 82 (6458-04-636046)

Applicant is applying for a site plan approval for a 95'X60' (5700 sf) warehouse and repair shop and two offices with the potential for two future offices. An excavation and fill special permit and a floodplain permit will be required.

#2023 – 061 – Sprainbrook Meadows, 50 Townsend Rd., (6456-04-955335)
Applicant is applying for a 6-lot subdivision on an existing 99.15acre lot.

#2025 – 105 – Joe's Carriage House, 3760 Route 52, (6655-02-909823)
Applicant is applying for an amended site plan.

#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

#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 – 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.

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.