

1 EXISTING SITE / REMOVALS PLAN
 1SP1.0 1" = 20'-0"

2 PROPOSED SITE PLAN
 2SP1.0 1" = 20'-0"

NOTE:
 ALL SITE PLAN INFORMATION WAS TAKEN FROM A SURVEY
 AS PREPARED BY:
 PETER R. HUSTIS, L.S., P.C.
 33 HENRY STREET / PO BOX 777
 BEACON, NY 12508
 (845) 831-0100
 SURVEY DATE: NOVEMBER 26, 2007

THESE DRAWINGS ARE INSUFFICIENT FOR
 CONSTRUCTION WITHOUT THE SEAL AND
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REVISIONS / ISSUE DATES	NO.	DESCRIPTION	BY	DATE
	1	ISSUED TO PLANNING BOARD	SW	11/02/23
	2	ISSUED TO PLANNING BOARD	SW	02/01/24
	3	ISSUED FOR REVIEW	SW	04/29/24
	4	ISSUED TO PLANNING BOARD	LB/SW	05/02/24

PROJECT NAME:
**Site Renovations For:
 1010, 1012, 1018 Main St.
 Fishkill, NY 12524**

DRAWING TITLE:
SITE PLAN & ZONING INFO.

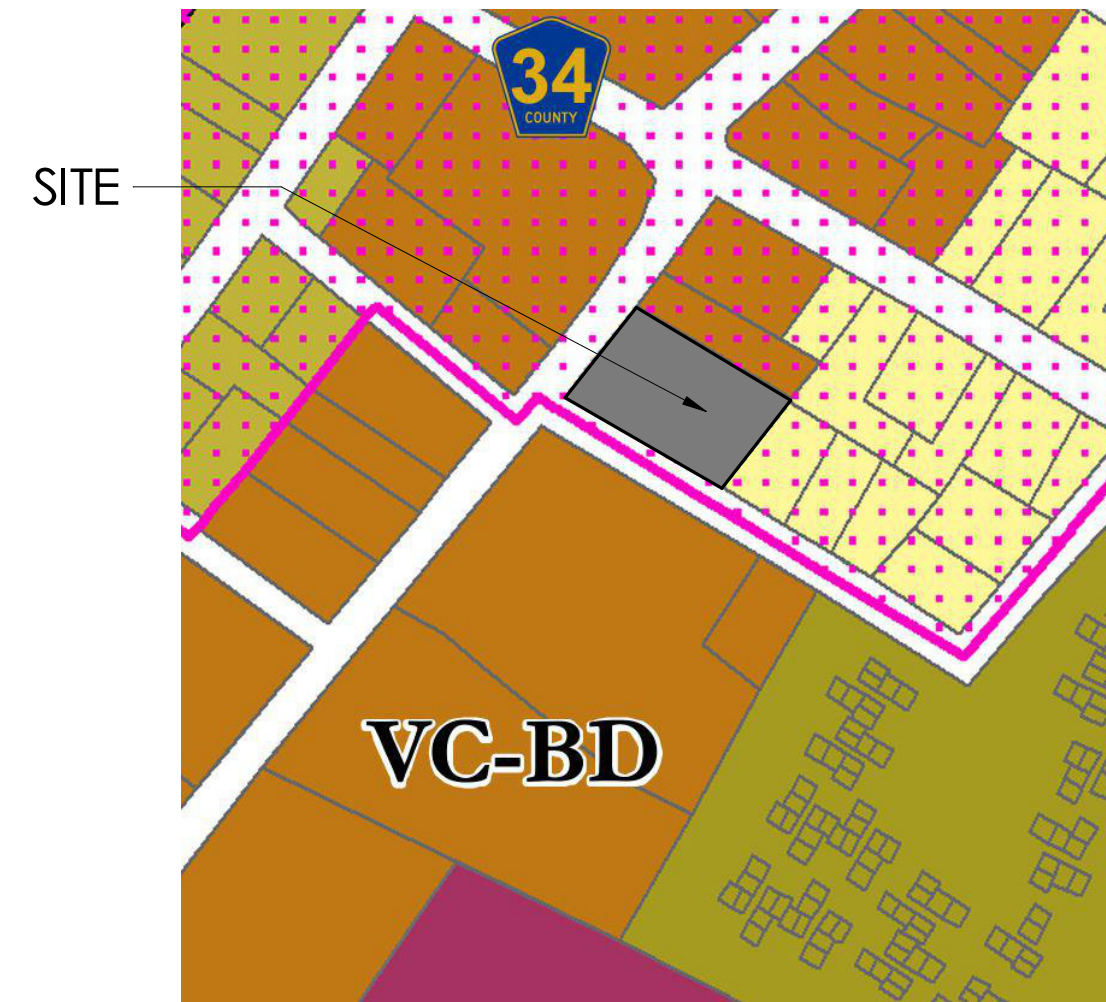
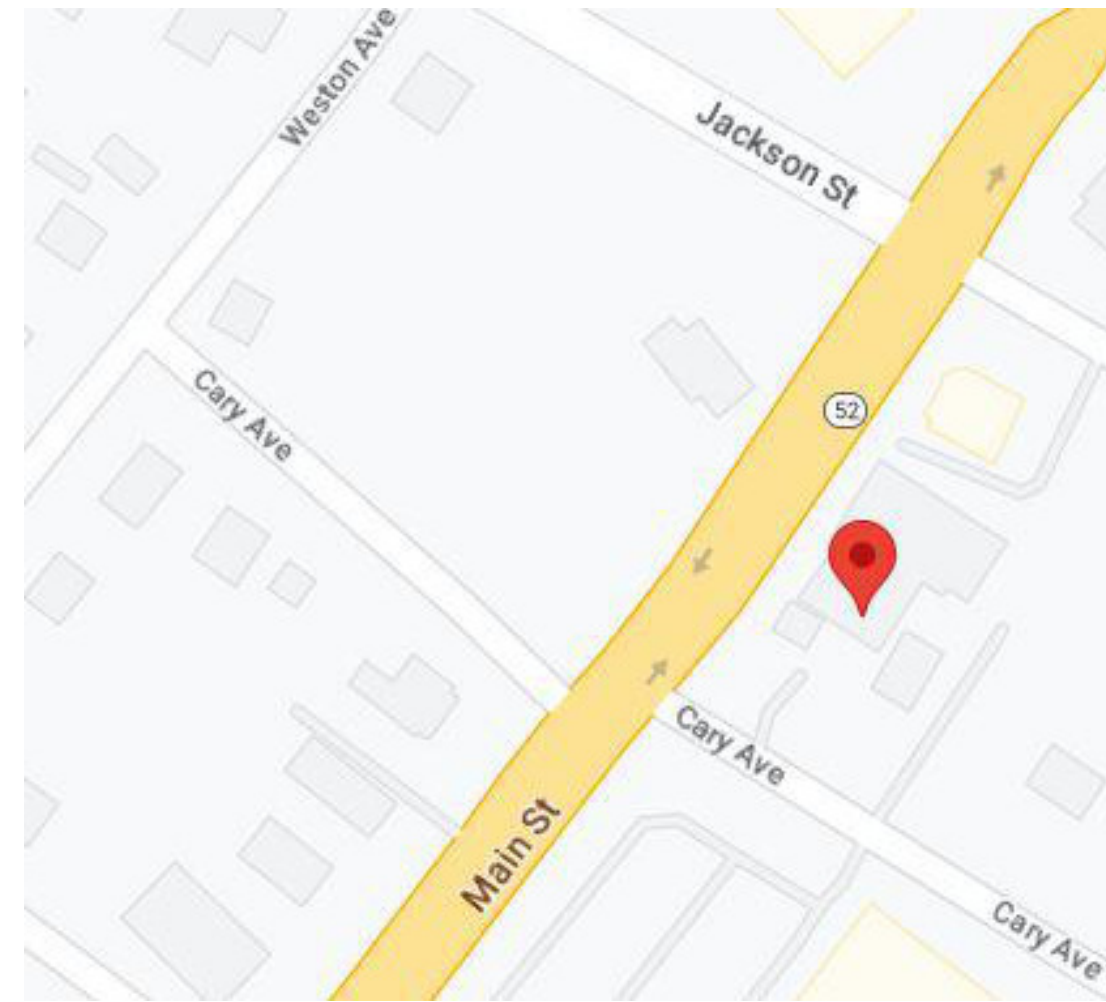
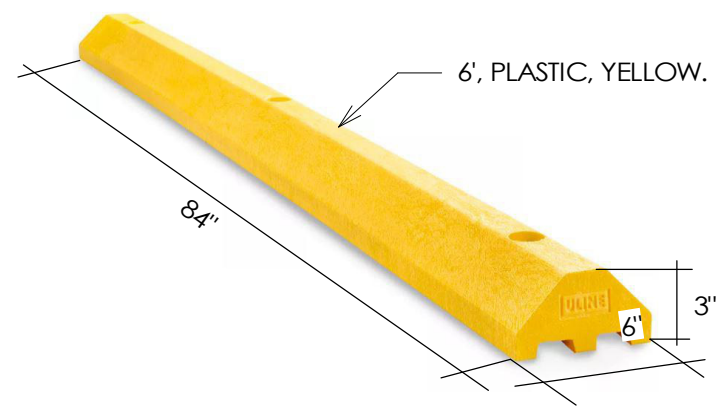
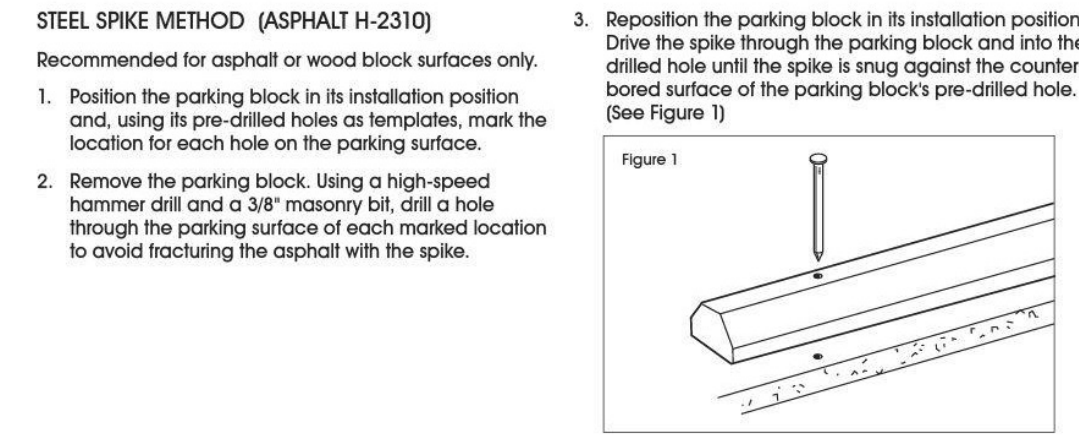
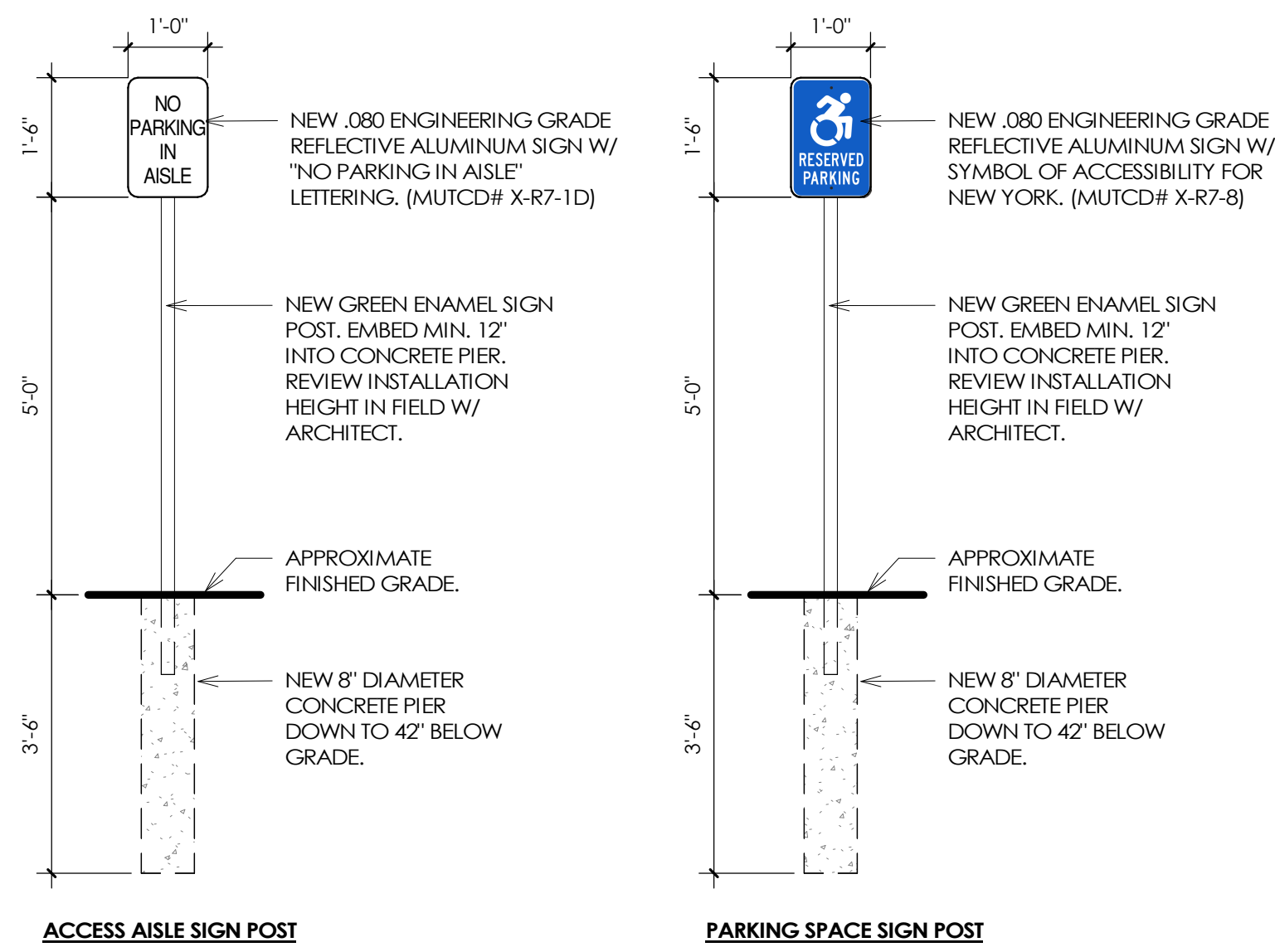
DRAWN BY:
 SW / LB
 DATE:
 05/02/2024

SHEET:
 1 OF 3
 SCALE:
 1" = 20'-0"

DRAWING NO.
1SP1.0

PROJECT PHASE:
 SD

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1 ADA SIGNAGE DETAILS

2SP1.1 1/2" = 1'-0"

2 PARKING STOP DETAIL

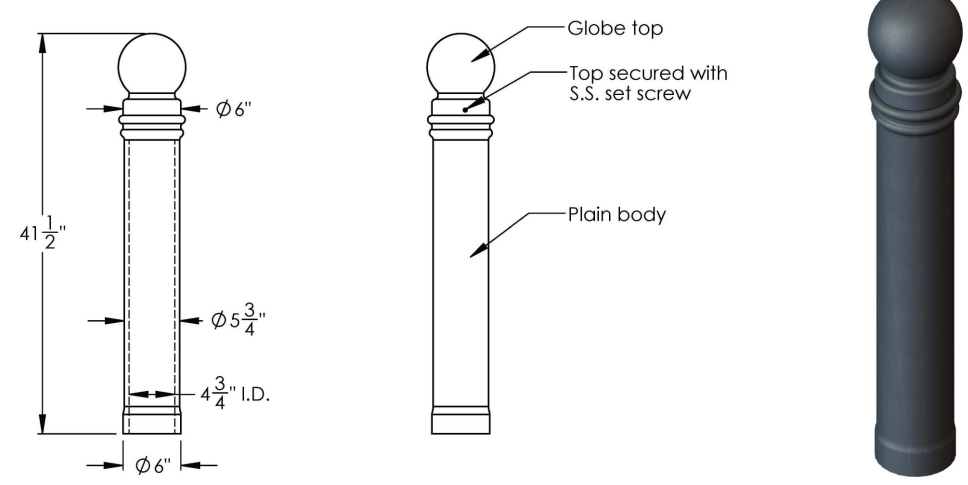
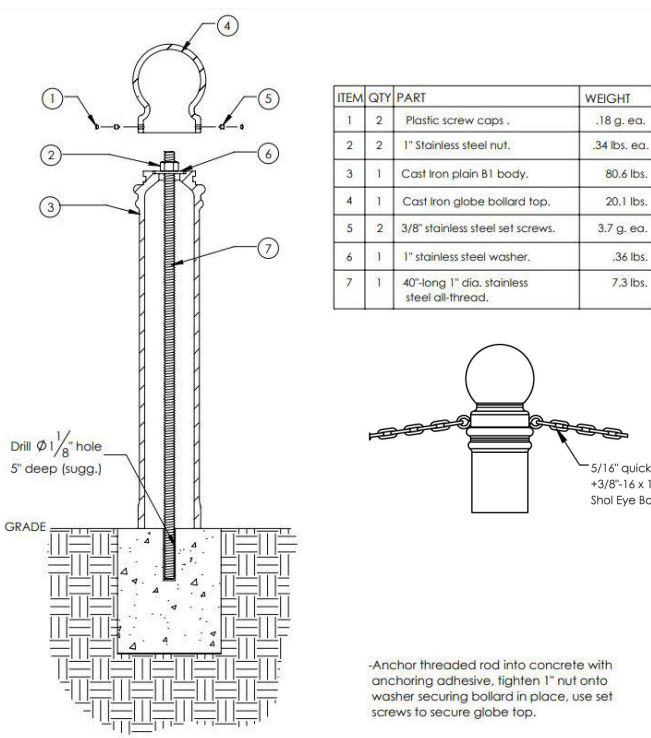
2SP1.1 NO SCALE

3 LOCATION MAP

2SP1.1 NO SCALE

4 PARTIAL ZONING MAP

2SP1.1 NO SCALE

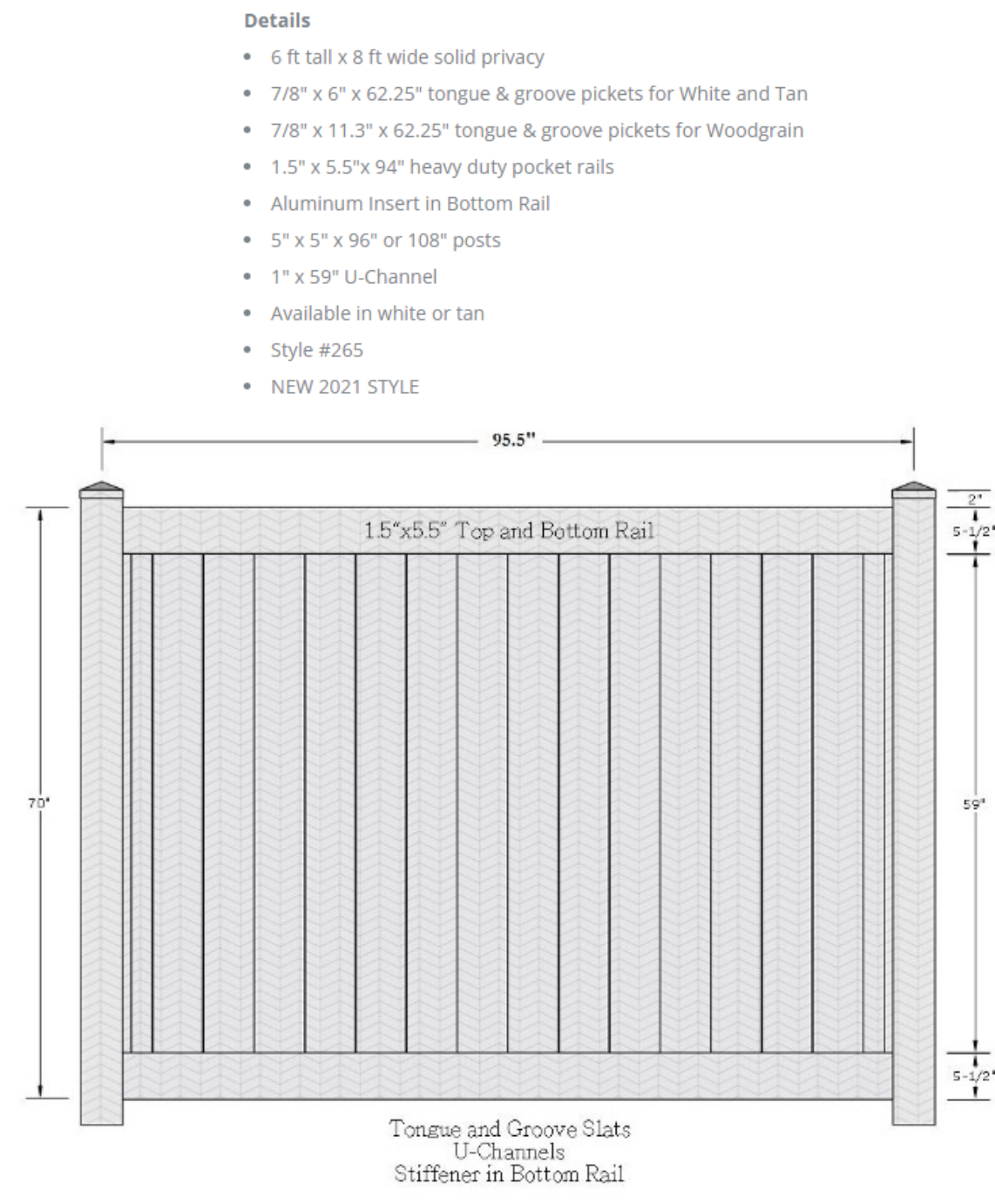


5 BOLLARD DETAILS

2SP1.1 NO SCALE

6 FENCE DETAIL

2SP1.1 NO SCALE



ZONING INFORMATION - PARCEL 1													
TOWNSHIP: VILLAGE OF FISHKILL, NY SECTION, BLOCK, LOT: 6155-07-706870, 6155-07-706870-0002, 6155-07-714886 ZONE: VC-BD, HISTORIC PRESERVATION OVERLAY													
	MIN. LOT AREA	WIDTH	DEPTH	FRONT YD.	REAR YD.	SIDE YD.	MIN. SIDE YD. ACCESSORY BLDG.	MIN. REAR YD. ACCESSORY BLDG.	MAX. BLDG. HEIGHT	MAX. BLDG. COVERAGE	MAX. BLDG. FOOTPRINT	MAX. LOT COVERAGE	MIN. SEPARATION BETWEEN BLDGS.
ORDINANCE REQUIREMENT:	NONE	NONE	NONE	NONE	NONE	NONE	10 FT	5 FT	35 FT	50 %	5,000 SF	80 %	10 FT
EXISTING:	0.28 ACRES	--	--	--	--	--	N/A	N/A	+/- 15 FT	34 %	4,268 SF	69 %	+/- 3.4 FT
PROPOSED:	NO CHANGE	--	--	--	--	--	N/A	N/A	NO CHANGE	NO CHANGE	NO CHANGE	66 %	NO CHANGE

ZONING INFORMATION - PARCEL 2													
TOWNSHIP: VILLAGE OF FISHKILL, NY SECTION, BLOCK, LOT: 6155-07-706870, 6155-07-706870-0002, 6155-07-714886 ZONE: VC-BD, HISTORIC PRESERVATION OVERLAY													
	MIN. LOT AREA	WIDTH	DEPTH	FRONT YD.	REAR YD.	SIDE YD.	MIN. SIDE YD. ACCESSORY BLDG.	MIN. REAR YD. ACCESSORY BLDG.	MAX. BLDG. HEIGHT	MAX. BLDG. COVERAGE	MAX. BLDG. FOOTPRINT	MAX. LOT COVERAGE	MIN. SEPARATION BETWEEN BLDGS.
ORDINANCE REQUIREMENT:	NONE	NONE	NONE	NONE	NONE	NONE	10 FT	5 FT	35 FT	50 %	5,000 SF	80 %	10 FT
EXISTING:	0.70 ACRES	--	--	--	--	--	N/A	N/A	+/- 15 FT	15 %	4,707 SF	62 %	+/- 3.4 FT
PROPOSED:	NO CHANGE	--	--	--	--	--	N/A	N/A	NO CHANGE	NO CHANGE	NO CHANGE	66 %	NO CHANGE

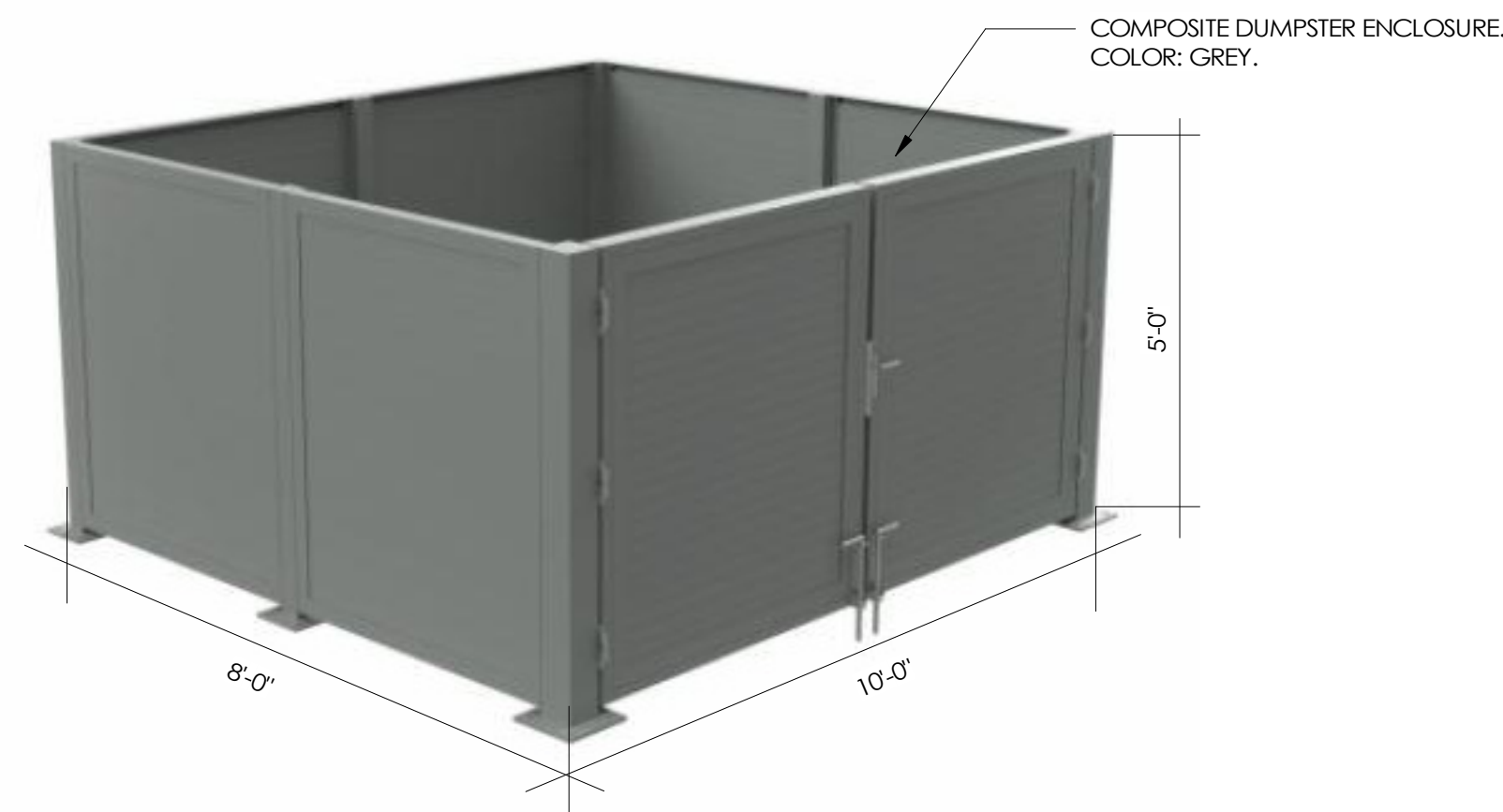
OFF-STREET PARKING REQUIREMENTS- PROFESSIONAL & BUSINESS OFFICES	
ORDINANCE REQUIREMENT:	PROFESSIONAL SERVICES: 1 SPACE / 300 GSF
REQUIRED:	1,900 GSF / 300 = 7 SPACES
PROVIDED:	6 PARKING SPACES + 1 H.C. SPACE = 7 TOTAL SPACES

PROPOSED CHANGE OF USE:

PROPOSED CHANGE OF USE FROM RESIDENTIAL TO COMMERCIAL.

- SINGLE TENANT LEASED SPACE.
- EXISTING DOORWAYS WILL BE MODIFIED TO 3'-0".
- AN ACCESSIBLE ROUTE, AND RAMP WILL BE PROVIDED.
- EXISTING TOILET ROOMS WILL BE MODIFIED TO MEET CODE STANDARD.
- ALL OFFERED SERVICES WILL BE ACCOMMODATED ON THE FIRST FLOOR.

PLANTING SCHEDULE				
KEY	PLANT NAME	SIZE	ROOT	NOTES
AB	AUTUMN BRILLIANCE SERVICEBERRY AMELANCHIER CANADENSIS	8'-9" HT	B&B	MULTI-STEM PLANTS
PD	PINK DOGWOOD CORNUS FLORIDA	3" CAL.	B&B	CALIPER MEASURED AT 4' HT.
RB	EASTERN REDBUD CERCIS CANADENSIS	3" CAL.	B&B	CALIPER MEASURED AT 4' HT.



7 REFUSE ENCLOSURE

2SP1.1 1/4" = 1'-0"

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WHALEN ARCHITECTURE PLLC
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

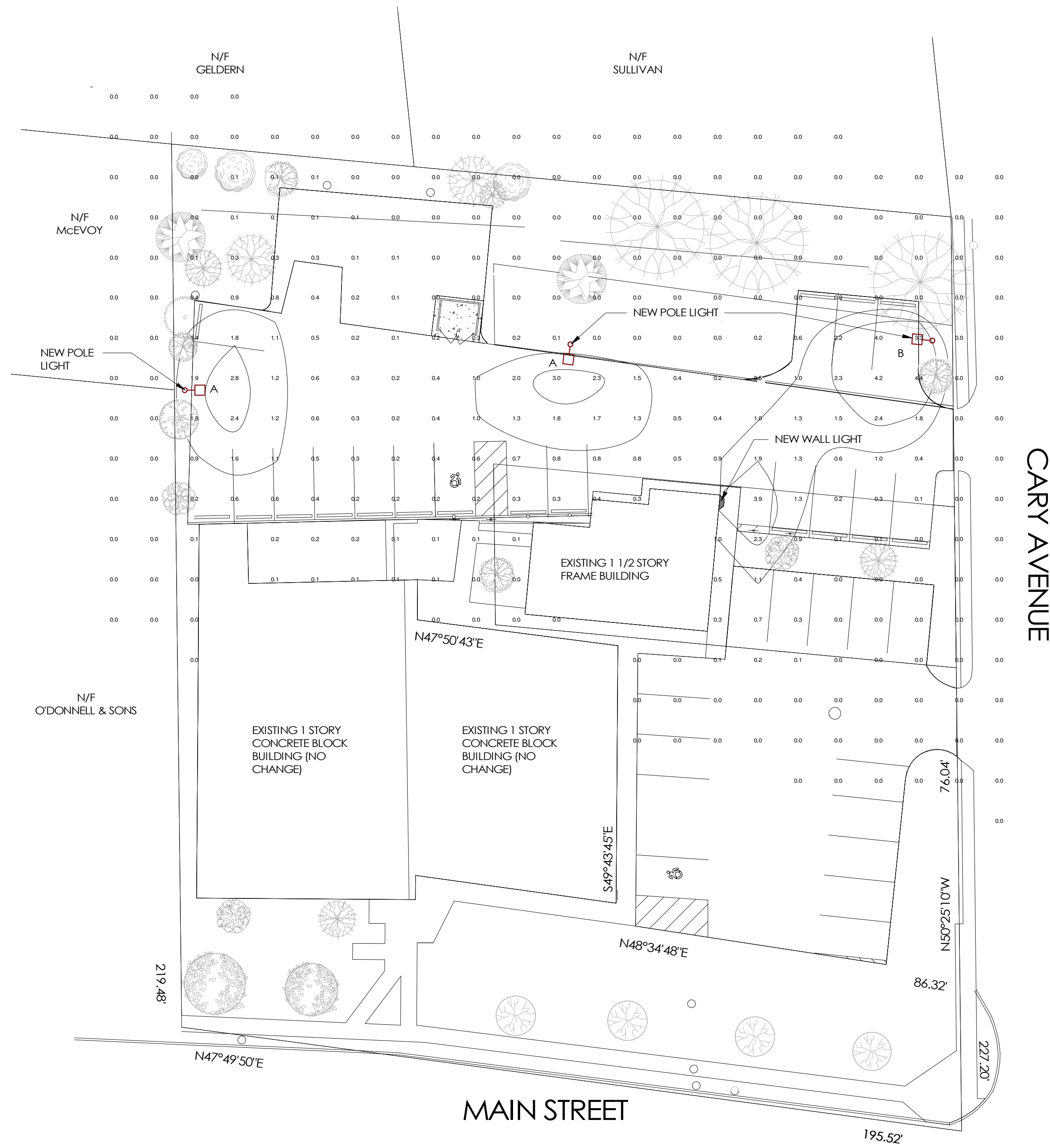
NO.	REVISIONS / ISSUE DATES	BY	DATE
1	ISSUED TO PLANNING BOARD	SW	02/01/24
2	ISSUED FOR REVIEW	SW	04/29/24
3	ISSUED TO PLANNING BOARD	LB/SW	05/02/24

Project Name:
**Site Renovations For:
1010, 1012, 1018 Main St.
Fishkill, NY 12524**

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DRAWN BY: SW/LB	SHEET: 2 OF 3
DATE: 05/02/2024	SCALE: As indicated
DRAWING NO: 2SP1.1	
PROJECT PHASE: SD	

DRAWING TITLE: **MAPS AND DETAILS**



1 PHOTOMETRIC PLAN
3SP1.2 1" = 20'-0"



2 LIGHT DETAIL - LITHONIA D - SERIES
3SP1.2 NO SCALE

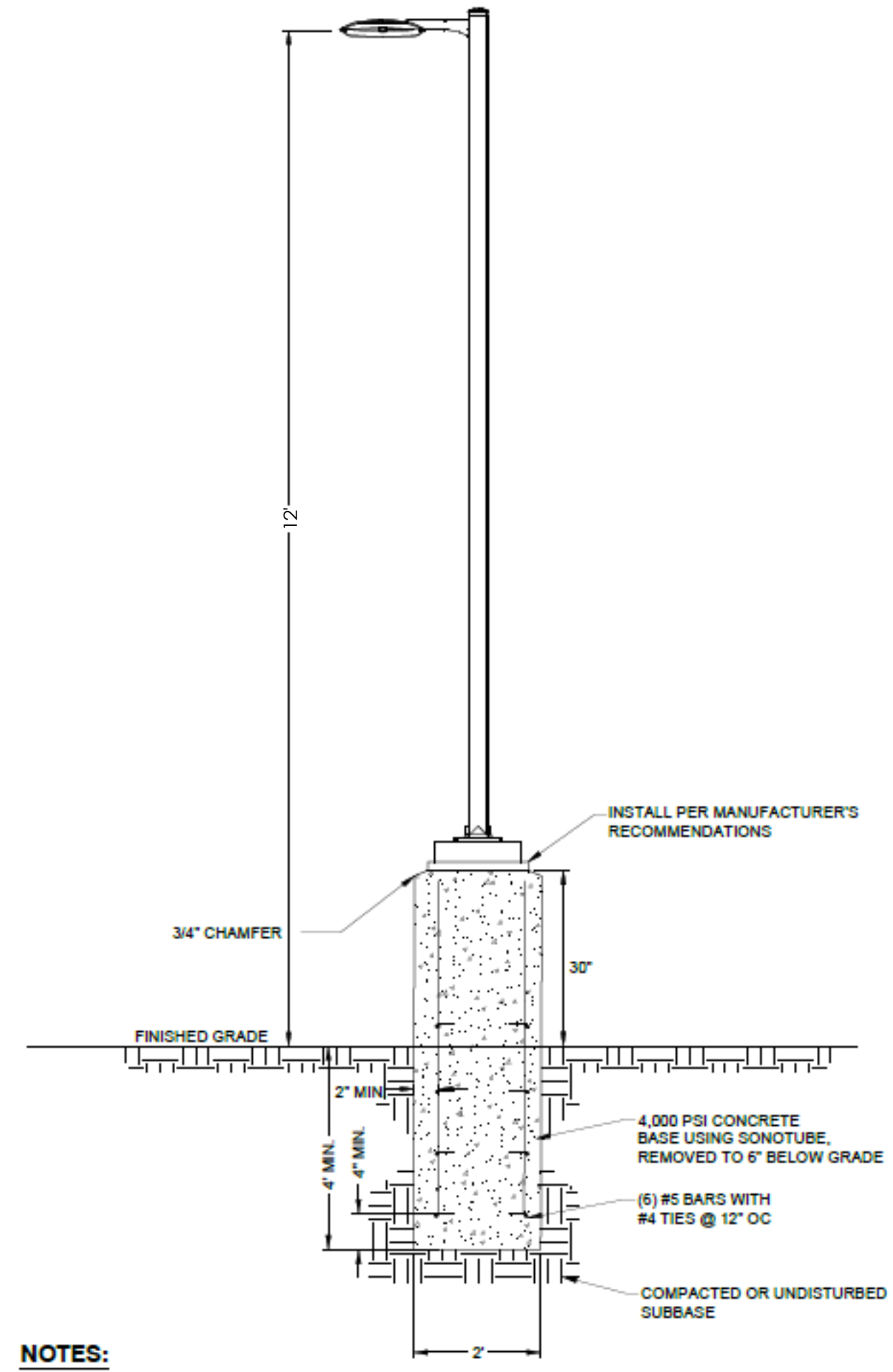


3 WALL PACK DETAIL - LITHONIA MRW LED
3SP1.2 NO SCALE

LUMINAIRE SCHEDULE					
SYMBOL	QUANTITY	LAMP	COLOR	MOUNTING	HEIGHT
	1	LITHONIA MRW LED P1-30K-SR2-PIR-DDTXD	TEXTURED DARK BRONZE	WALL	12'
	2	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 2700K CCT 80 CRI TYPE 4 EXTREAM BACKLIGHT CONT (DSX0 LED P1 27K 80 CRI BLC4)	BLACK	POLE	12'
	1	D-SERIES SIZE 0 AREA LUMINAIRE P1 PERFORMANCE PACKAGE 2700K CCT 80 CRI RIGHT CORNER CUTOFF (DSX0 LED P1 27K 80CRI RCCO EGS)	BLACK	POLE	12'

LIGHTING NOTES:
 1. LIGHTS WILL BE SET TO BE MOTION SENSOR ACTIVATED BETWEEN THE HOURS OF 10 PM AND 6 AM.
 2. ALL LIGHTING FIXTURES ARE TO BE COMPLIANT WITH STANDARDS SET BY THE INTERNATIONAL DARK-SKY ASSOCIATION.

NOTE:
 ALL NEW LIGHTS TO HAVE A COLOR TEMPERATURE OF NO GREATER THAN 3,000K.



- NOTES:**
- PROVIDE CONDUIT SLEEVE FOR ELECTRIC AND GROUNDING CONDUCTORS.
 - ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS.
 - ALL CONCRETE EXPOSED TO GROUND/WEATHER SHALL BE AIR-ENTRAINED.
 - REINFORCING BARS SHALL BE HIGH BOND DEFORMED BARS MEETING ASTM A305 AND A615, GRADE 60 STEEL.
 - FOUNDATIONS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR COMPACTED CRUSHED STONE.
 - EXCAVATION AREA SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 97% STANDARD PROCTOR DENSITY.
 - EXPOSED AREAS OF CONCRETE AND ONE FOOT MINIMUM BELOW FINISHED GRADE SHALL BE FORMED.

171-34 EXTERIOR LIGHTING:
 D. IN ALL DISTRICTS, THE MAXIMUM POLE HEIGHT FOR ANY EXTERIOR LIGHT FIXTURES SHALL NOT EXCEED 12 FEET AS MEASURED FROM THE GROUND.

4 12' LIGHT POLE DETAIL
3SP1.2 NO SCALE

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REVISIONS / ISSUE DATES	
NO.	DESCRIPTION
1	ISSUED TO PLANNING BOARD 07/06/23
2	ISSUED TO PLANNING BOARD 08/07/23
3	ISSUED TO PLANNING BOARD 10/06/23
4	ISSUED FOR REVIEW 04/27/24
5	ISSUED TO PLANNING BOARD 05/02/24

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 SW / LB SHEET:
 3 OF 3

DATE:
 05/02/2024 SCALE:
 As indicated

DRAWING NO.
3SP1.2

PROJECT PHASE:
 SD

DRAWING TITLE:
PHOTOMETRIC PLAN & DETAILS