

ZONING  
171 Attachment 3  
Schedule C  
Uses for Nonresidential Districts  
Village of Fishkill  
[Last amended 8-15-2022 by L.L. No. 1-2022]

Schedule of Uses for Nonresidential Districts					
USES	VCBDa	PB	GB-1	GB-2	PI
PP = Permitted Principal Use PA = Permitted Accessory Use SPU = Special Use Permit					
<b>PUBLIC AND QUASI-PUBLIC</b>					
Art galleries	PP	PP	PP	PP	
Building, structure and use owned and operated by the Village of Town of Fishkill or any district thereof	PP				
Churches or other places of worship	PP	PP		PP	
Fraternal service organization	PP	PP		PP	
Governmental offices	PP	PP		PP	PP
Library	PP	PP		PP	
Museums	PP	PP		PP	
Post Office	PP				
<b>OFFICE</b>					
Bank and financial services	PP	PP	PP	PP	
Professional and business offices	PP	PP	PP	PP	PP
Home occupation, subject to § 171-63.1	SPU		SPU		
<b>RETAIL</b>					
Stores and shops for retail business and services	PP	PP	PP	PP	PP
Grocery market	SPU	PP	PP	PP	PP
Gun Shop					SPU
<b>RESTAURANT</b>					
Delicatessen	PP	PP	PP	PP	PP
Restaurant	PP	SPU	SPU	PP	PP
Taverns	PP	SPU	SPU	PP	PP
Drive-thru windows	SPU	SPU	SPU	SPU	SPU
<b>SERVICE</b>					
Laundry plant					PP

171 Attachment 3:1

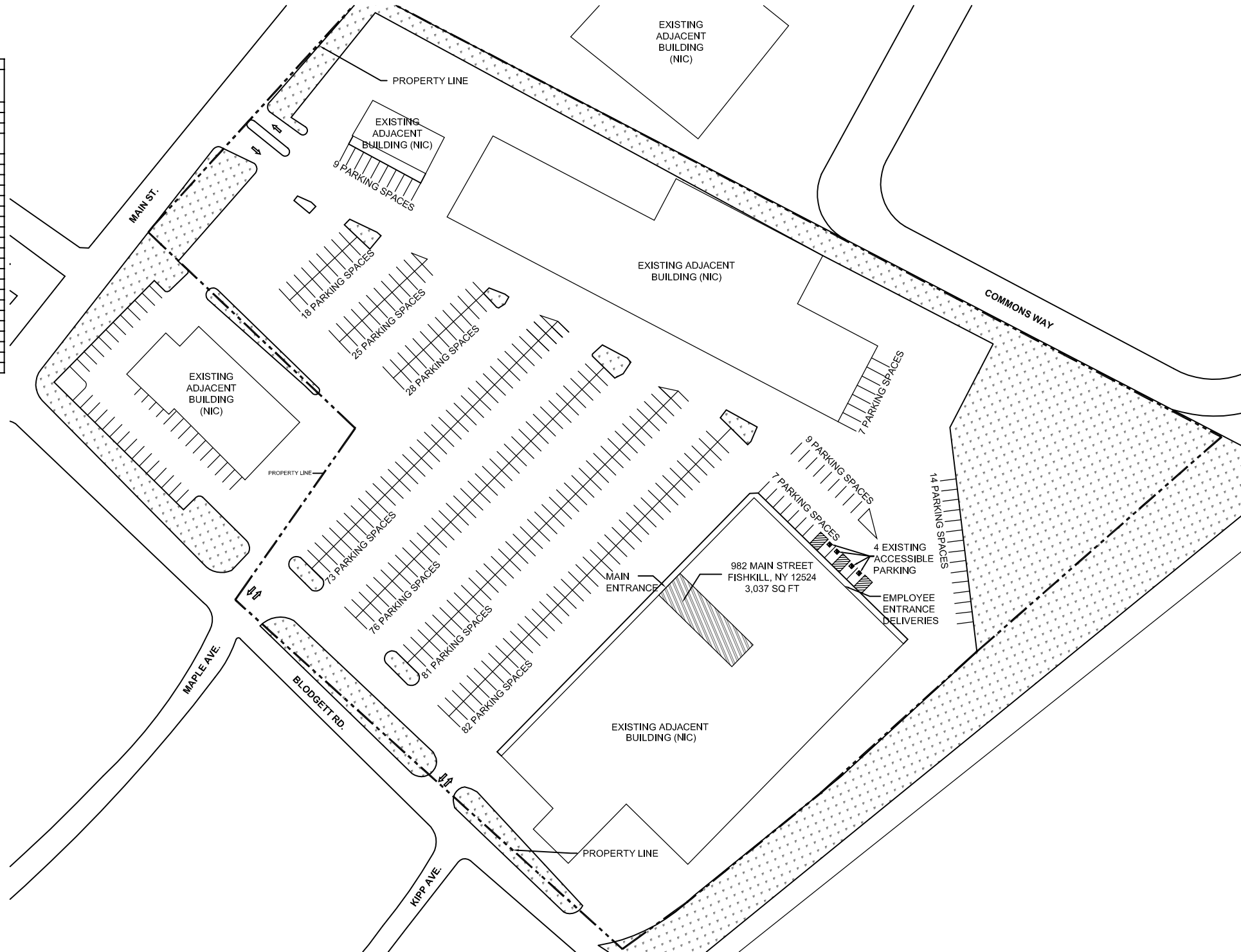
- Use in this district must have site plan approval pursuant to Article VII, Site Plan Approval.
- In the commercial district located along State Route 52 west of the Taconic Parkway, there shall be a minimum setback of 100 feet.
- F.A.R. (floor area ratio) is the result of dividing the total floor area by the total area of the parcel of the land.
- Where a General Business District abuts a Residential District, there shall be a minimum side yard of 20 feet in the General Business District on the side abutting the Residential District.
- All PRDPs are also subject to the requirements of § 194-55A through D of this chapter. The Town Board has the authority to establish less-restrictive bulk standards for the lots created prior to the effective date of L.L. No. 4-1993, as provided in § 194-55E.
- Minimum lot size in residential zones is subject to the provisions of the Environmentally Sensitive Lands Law. (See § 194-14.1.)
- Minimum lot size, maximum coverage of lot, and FAR in nonresidential zones is subject to the provisions of the Environmentally Sensitive Lands Law.
- For flag lots, the area of the accessway shall not be included in the calculation of a lot area. Flag lots may not be smaller than one acre in size. (See § 194-92.1.)
- For flag lots, frontage along the street shall be 50 feet, and the width of the strip of land connecting the buildable portion of the flag lot to the street shall be at least 50 feet along its entire length. (See § 194-92.1.)
- When a property abuts a road and the right-of-way for that road has not been previously dedicated to the Town, county or state, then 25 feet shall be added to the appropriate minimum setback, and the setback shall be measured from the centerline of the road.
- On parcels abutting the Taconic Parkway or Interstate 84 (including the AFO District), there shall be a minimum buffer of 100 feet from the edge of the Taconic State Parkway or I-84 right-of-way to any structure, building or parking area. On all parcels abutting any state or county road outside the hamlet areas identified in § 194-4.1, there shall be a minimum setback of 100 feet from the edge of the road pavement to any building. These requirements shall supersede any less-restrictive yard or setback requirements set forth in other provisions of this Code.
- Please see § 194-22 for additional development standards and controls related to the CRD District.
- Additionally these lots shall require a full buffer area of 25 feet from the road right-of-way adjoining the property into said property and may be part of the front or side yard setback. The landscape buffer will be along the boundary of the property with any public roadway, whether on the front or side of said property or both. Berming and heavy landscaping as determined by the Planning Board shall be required.

No access, except emergency access, for either ingress or egress shall be to or from a residential district.

### ZONING NOTES

- PARKING LOT IS PRE-EXISTING / NON-CONFORMING.
- 429 EXISTING PARKING SPACES AND 4 EXISTING ACCESSIBLE PARKING SPACES.
- NO PARKING WILL BE ELIMINATED AND NO ADDITIONAL SQUARE FOOTAGE WILL BE ADDED TO THE BUILDING.

### DRAWING NOTES



### EXISTING SITE PLAN

SCALE: 1" = 120'-0"



**APPLICANT:**  
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PLANS FOR SPECIAL USE PERMIT  
I420 - INTERIOR TENANT IMPROVEMENT  
982 MAIN STREET  
FISHKILL, NY

PROJECT TITLE:

SUP  
04.23.2024

SITE PLAN

A2.1