






<i>REVISIONS</i>	
<i>DATE</i>	<i>BY:</i>
01-23-08	PRH

<i>LEGEND</i>	
	MACADAM AREA
	CONCRETE WALK
	OLD WIRE FENCE
	UTILITY POLE
	OVERHEAD POWER LINE

JOB No. 79:078B

TOTAL AREA = 1.0 Ac.

MAP OF SURVEY
FOR
1012-1018 MAIN STREET, LLC

VILLAGE AND TOWN OF FISHKILL
SCALE: 1"=20'

DUTCHESS COUNTY, N.Y.
NOVEMBER 26, 2007

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO:

- 1012-1018 MAIN STREET, LLC
- THE UPSTATE NATIONAL BANK
- PHILLIPS LYTLE, LLP
- COMMONWEALTH LAND TITLE INSURANCE COMPANY
- NEW HORIZONS ABSTRACT, LLC (TITLE #: NHA 105-07 ONLY,

PREPARED BY:
PETER R. HUSTIS, L.S., P.C.
33 HENRY STREET
PO BOX 777
BEACON, N.Y. 12508
(845) 831-0100
Lic. No. 49205

[illegible]

PROJECT NAME:

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

EXISTING SITE PLAN

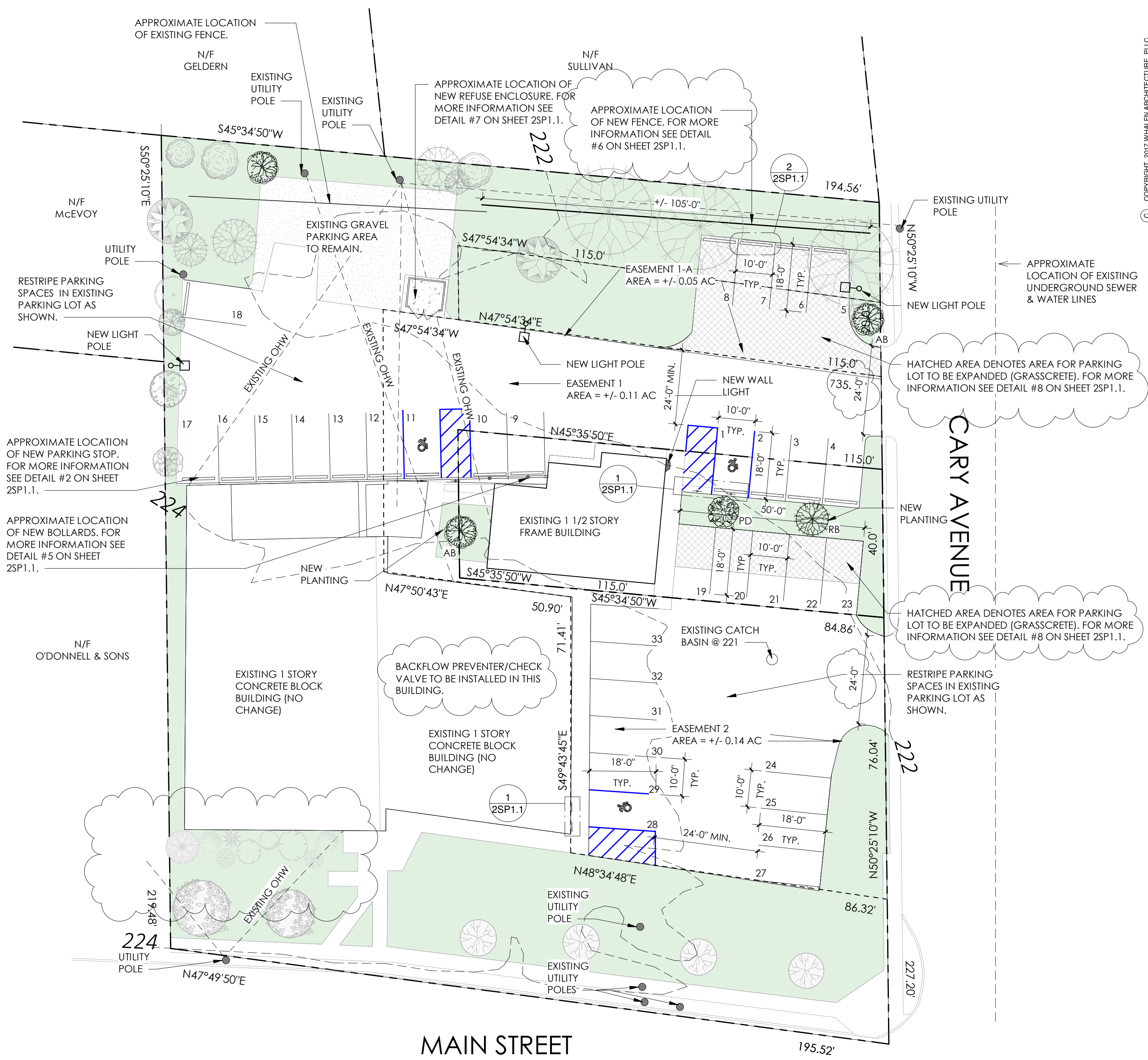
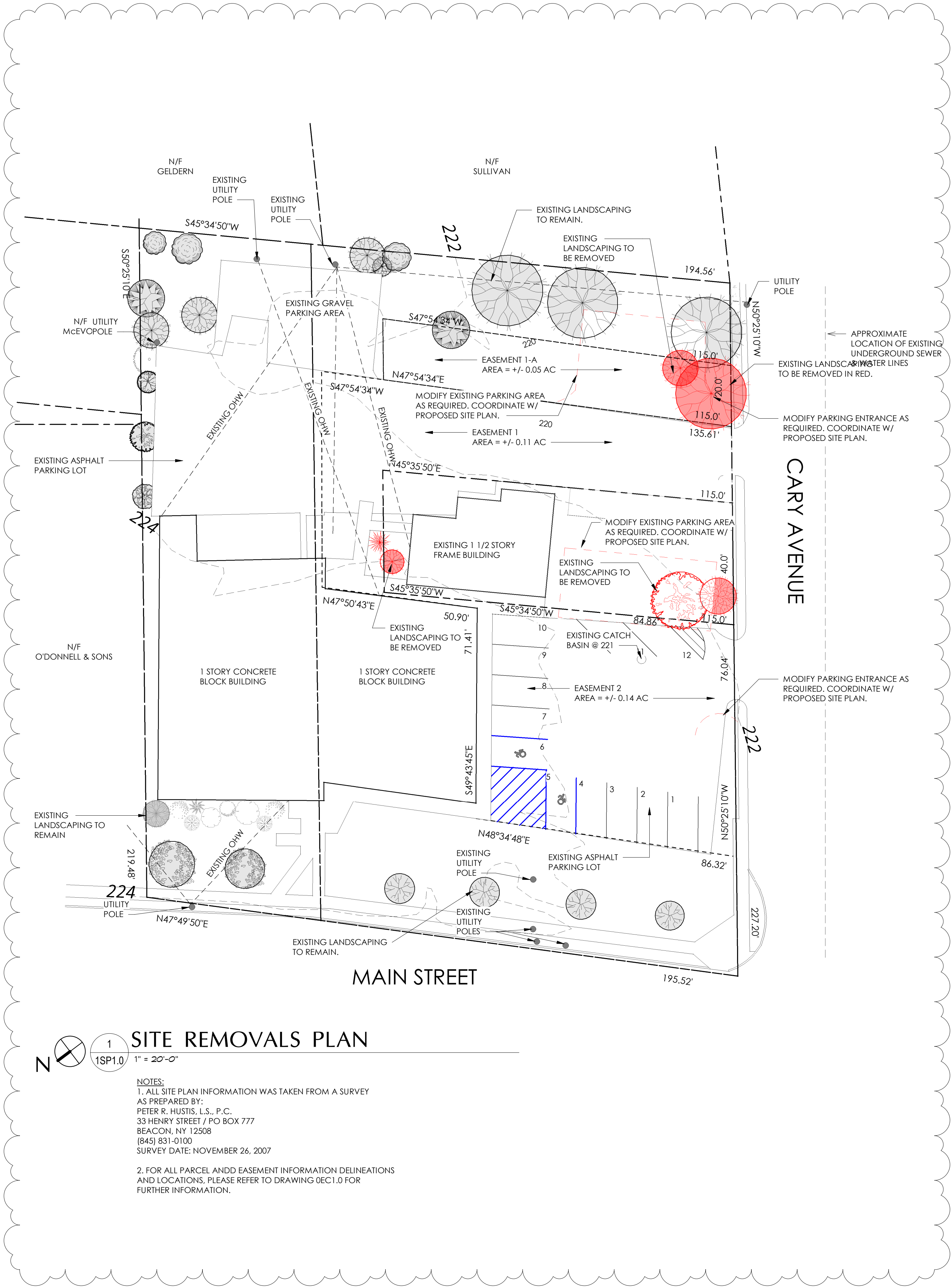
DRAWING TITLE:

DRAWN BY: SW	SHEET: 1 OF 4
DATE: 06/06/2024	SCALE: 1/4" = 1'-0"
<u>DRAWING NO.:</u> <div style="font-size: 48px; font-weight: bold; text-align: center;">OEC1.0</div> <u>PROJECT PHASE:</u> <div style="font-size: 48px; font-weight: bold; text-align: center;">SD</div>	

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

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



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

NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	11/02/23
	ISSUED TO PLANNING BOARD	SW	02/01/24
	ISSUED FOR REVIEW	SW	04/29/24
	ISSUED TO PLANNING BOARD	LB/SW	05/02/24
	ISSUED TO PLANNING BOARD	LB/SW	06/06/24

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

DRAWING TITLE:
SITE PLAN & ZONING INFO.

DRAWN BY: SW / LB	SHEET: 2 OF 4
DATE: 06/06/2024	SCALE: 1" = 20'-0"

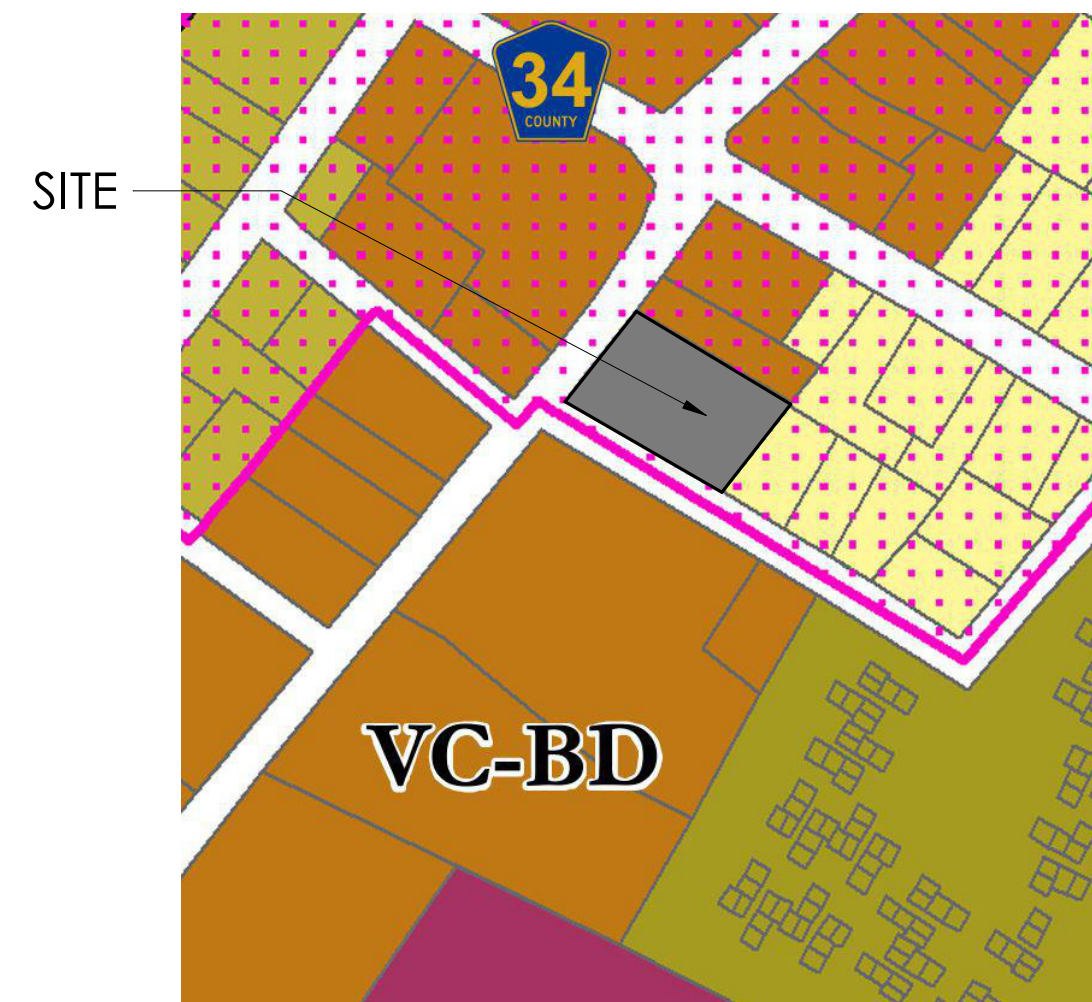
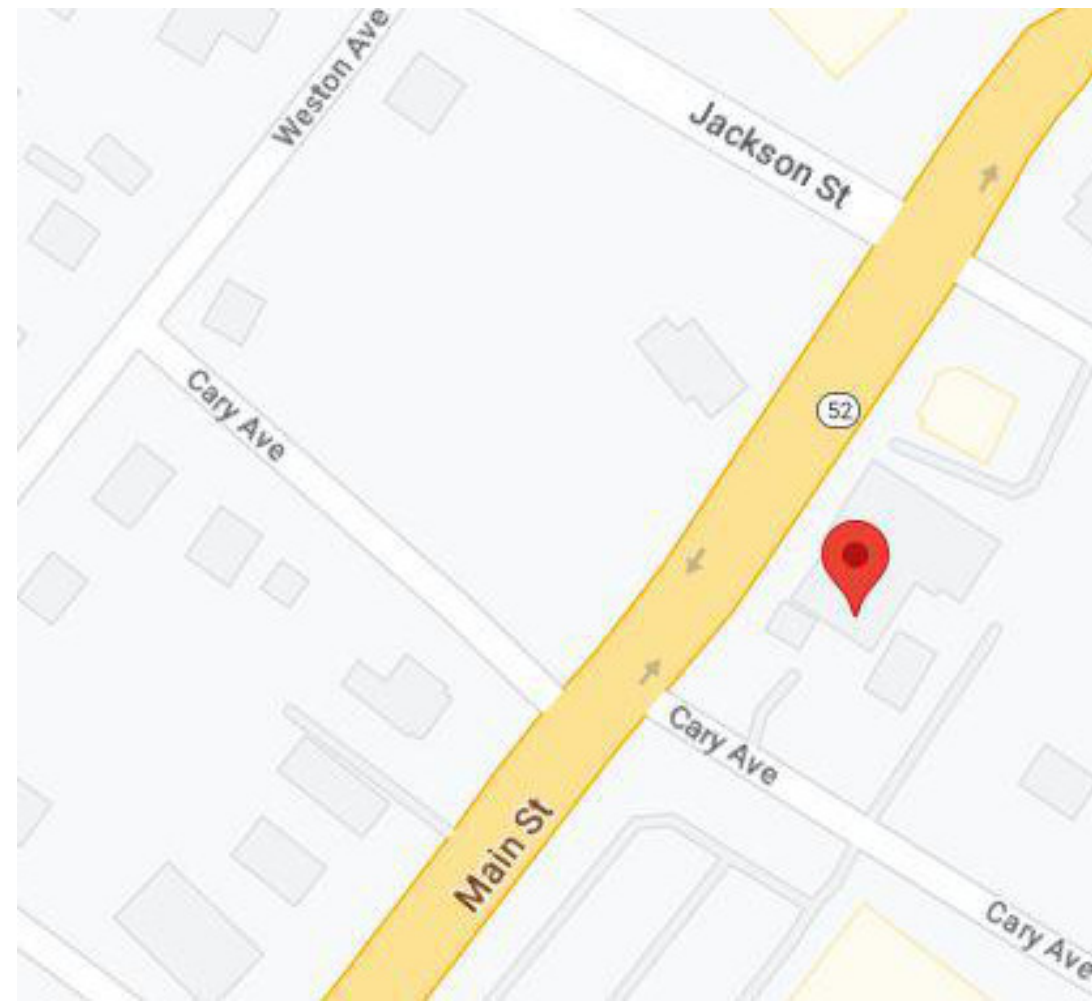
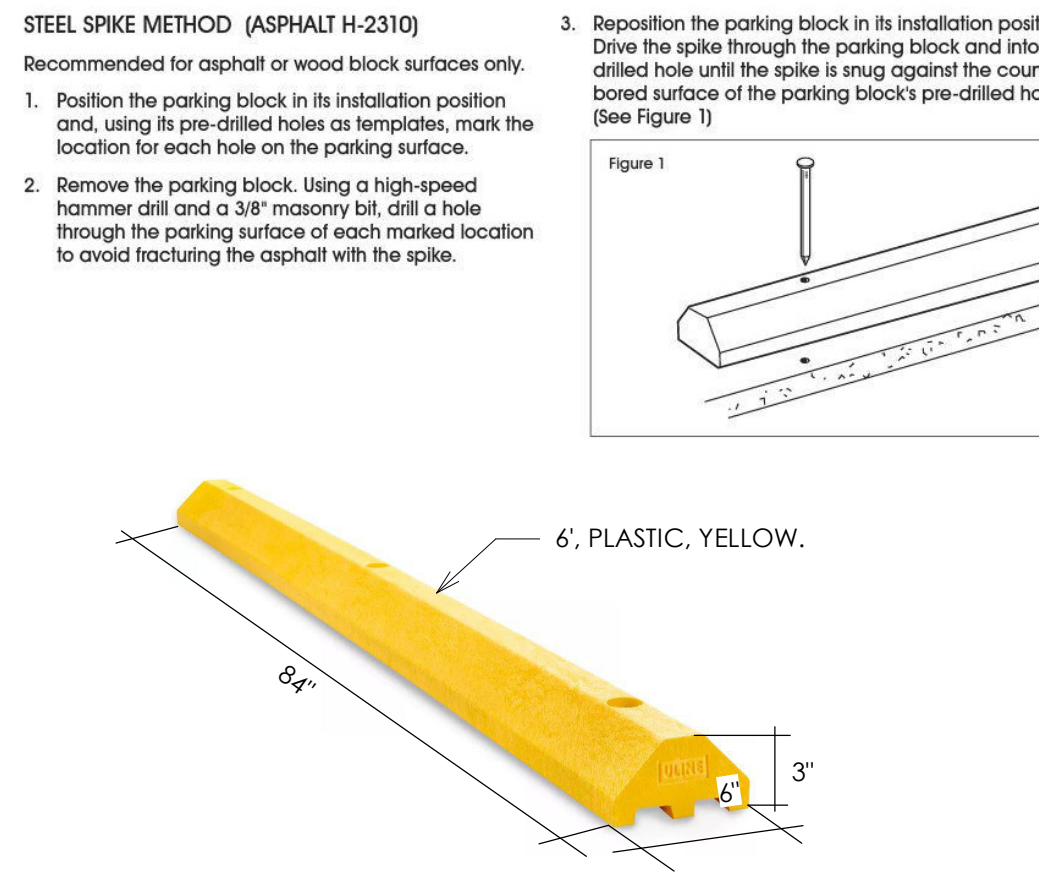
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1SP1.0

PROJECT PHASE:
SD

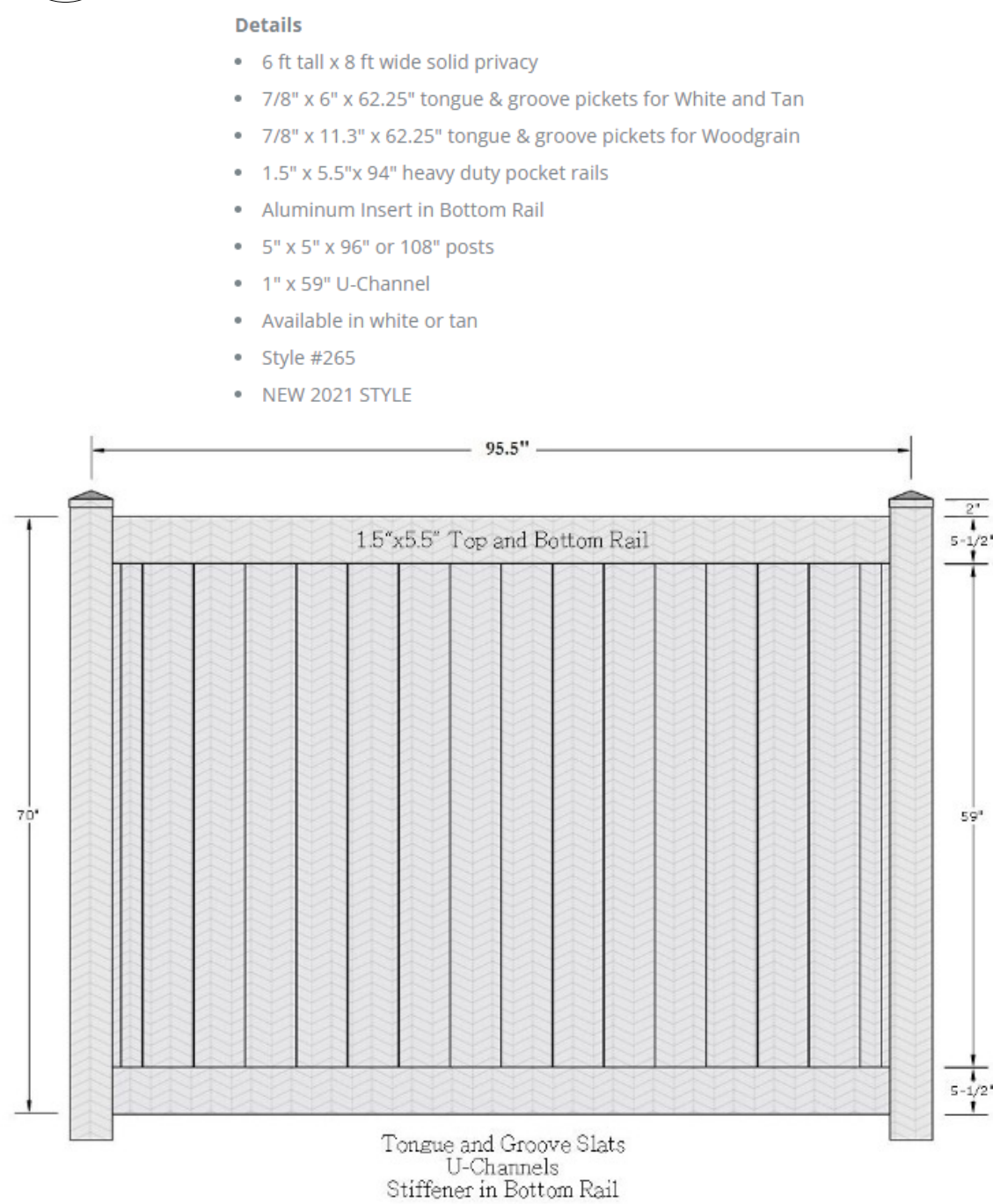
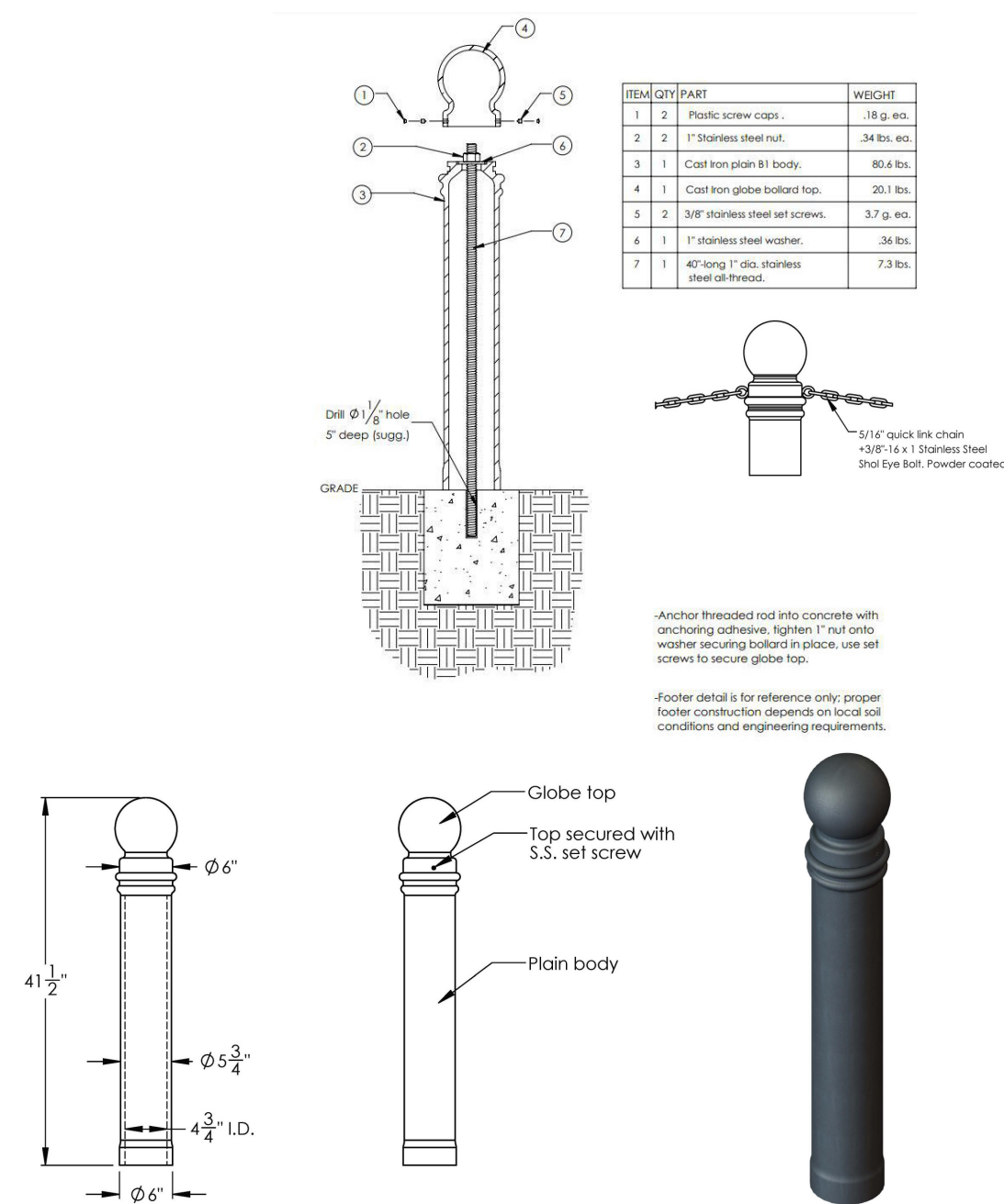
THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

NOTES:
1. 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

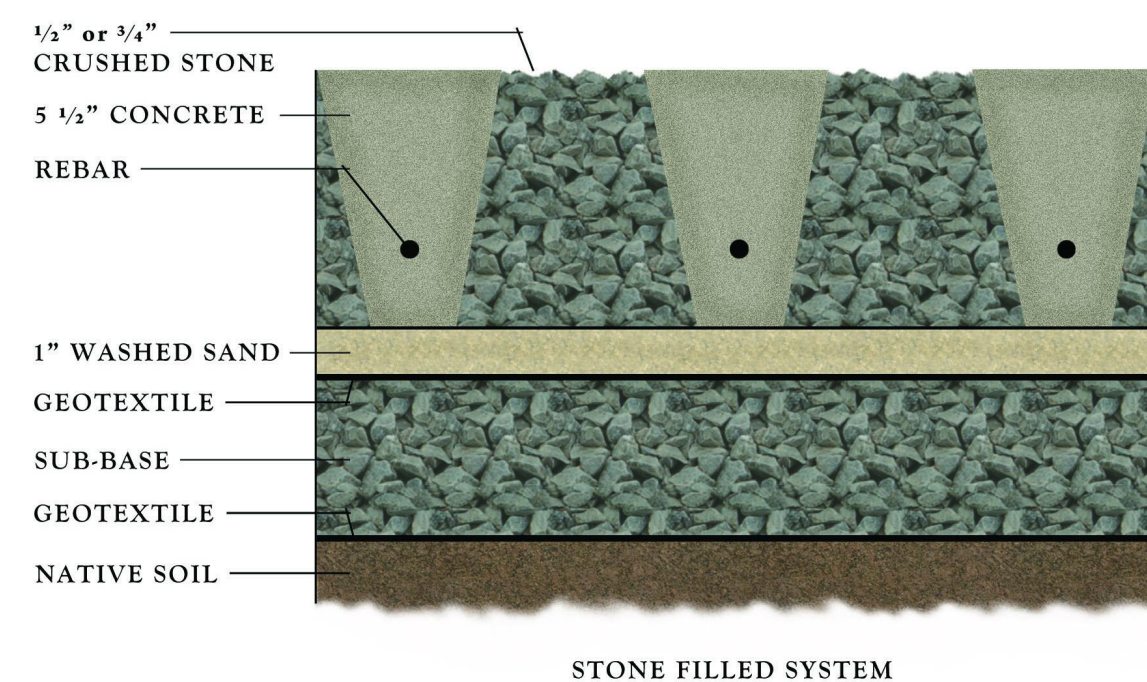
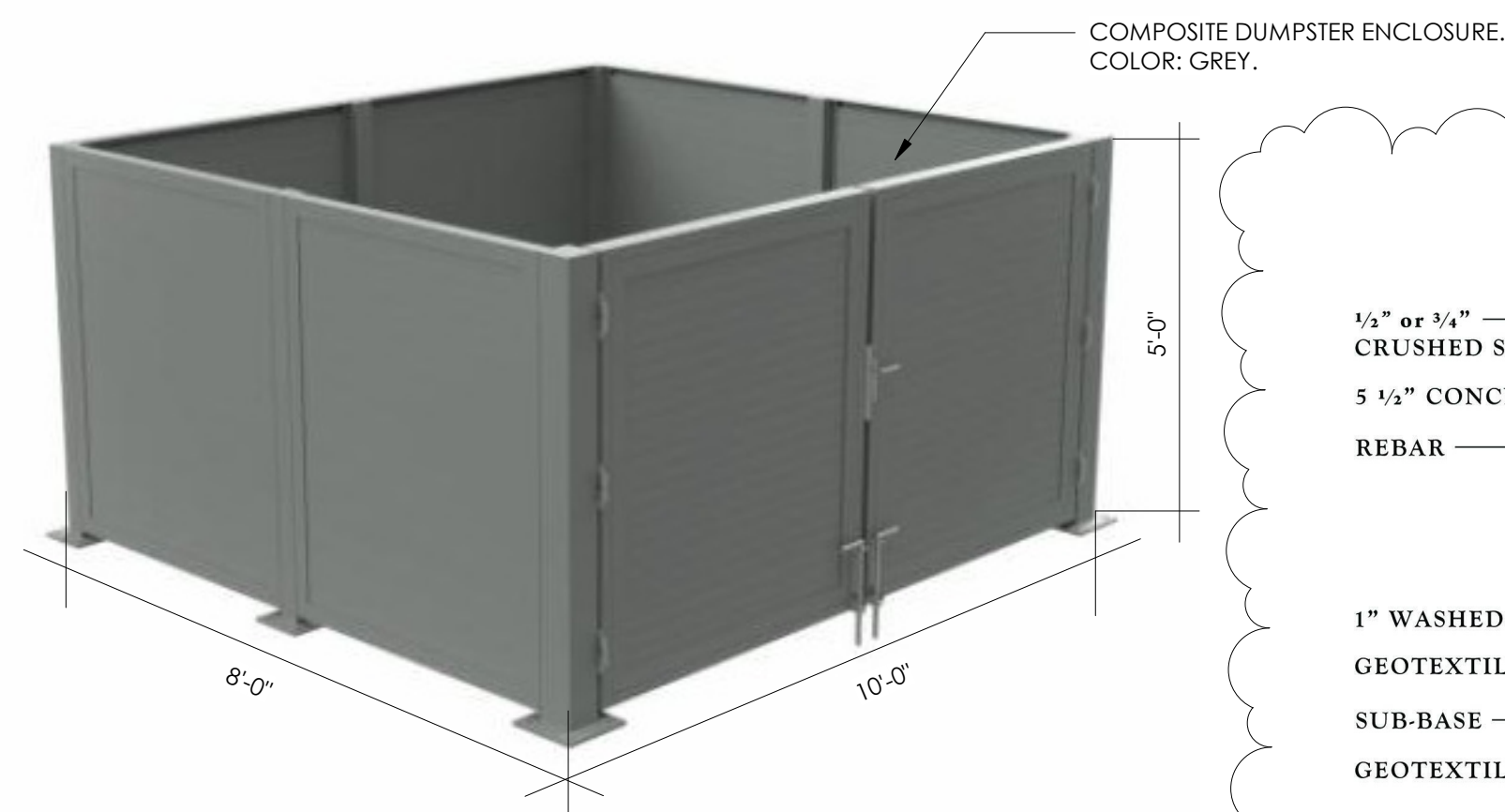
2. FOR ALL PARCEL AND EASEMENT INFORMATION DELINEATIONS AND LOCATIONS, PLEASE REFER TO DRAWING DEC1.0 FOR FURTHER INFORMATION.



2 PARKING STOP DETAIL



6 FENCE DETAIL
2SP1.1 NO SCALE



8 GRASSCRETE DETAIL

3 LOCATION MAP
2SP1.1 NO SCALE

ZONING INFORMATION - PARCEL 1													
TOWNSHIP: VILLAGE OF FISHKILL, NY SECTION, BLOCK, LOT: 6155-07-712878 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	57 FT	218 FT	--	--	--	N/A	N/A	+/- 15 FT	34 %	4,268 SF	69%	+/-3.4 FT
PROPOSED:	NO CHANGE	57 FT	218 FT	--	--	--	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 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:	0.61 ACRES	135 FT	216 FT	--	--	--	N/A	N/A	+/- 15 FT	12 %	3,388 SF	52%	+/-3.4 FT
PROPOSED:	NO CHANGE	134 FT	216 FT	--	--	--	N/A	N/A	NO CHANGE	NO CHANGE	NO CHANGE	57%	NO CHANGE

ZONING INFORMATION - PARCEL 3													
TOWNSHIP: VILLAGE OF FISHKILL, NY SECTION, BLOCK, LOT: 6155-07-706870-0002 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:	0.11 ACRES	114 FT	40 FT	--	--	--	N/A	N/A	+/- 30 FT	29 %	1,337 SF	40%	+/-3.4 FT
PROPOSED:	NO CHANGE	114 FT	40 FT	--	--	--	N/A	N/A	NO CHANGE	NO CHANGE	NO CHANGE	66%	NO CHANGE

PROPOSED CHANGE OF USE:

- 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.

OFF-STREET PARKING REQUIREMENTS- PROFESSIONAL & BUSINESS OFFICES	
ORDINANCE REQUIREMENT:	PROFESSIONAL SERVICES: 1 SPACE / 300 GSF
REQUIRED:	7,650 GSF / 300 = 26 SPACES
PROVIDED:	25 PARKING SPACES + 1 H.C. SPACE = 26 TOTAL SPACES

*GSF OF 7,650 REFERS TO THE ENTIRE SQUARE FOOTAGE OF THE EXISTING PROFESSIONAL & BUSINESS OFFICES.

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.

REVISIONS / ISSUE DATES				
NO.	DESCRIPTION	BY	DATE	
	ISSUED TO PLANNING BOARD	SW	02/01/24	
	ISSUED FOR REVIEW	SW	04/29/24	
	ISSUED TO PLANNING BOARD	LB/SW	05/02/24	
	ISSUED TO PLANNING BOARD	LB/SW	06/06/24	

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

MAPS AND DETAILS

DRAWING TITLE:

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWN BY: SW / LB	SHEET: 3 OF 4
DATE: 06/06/2024	SCALE: As indicated

DRAWING NO:

2SP1.1

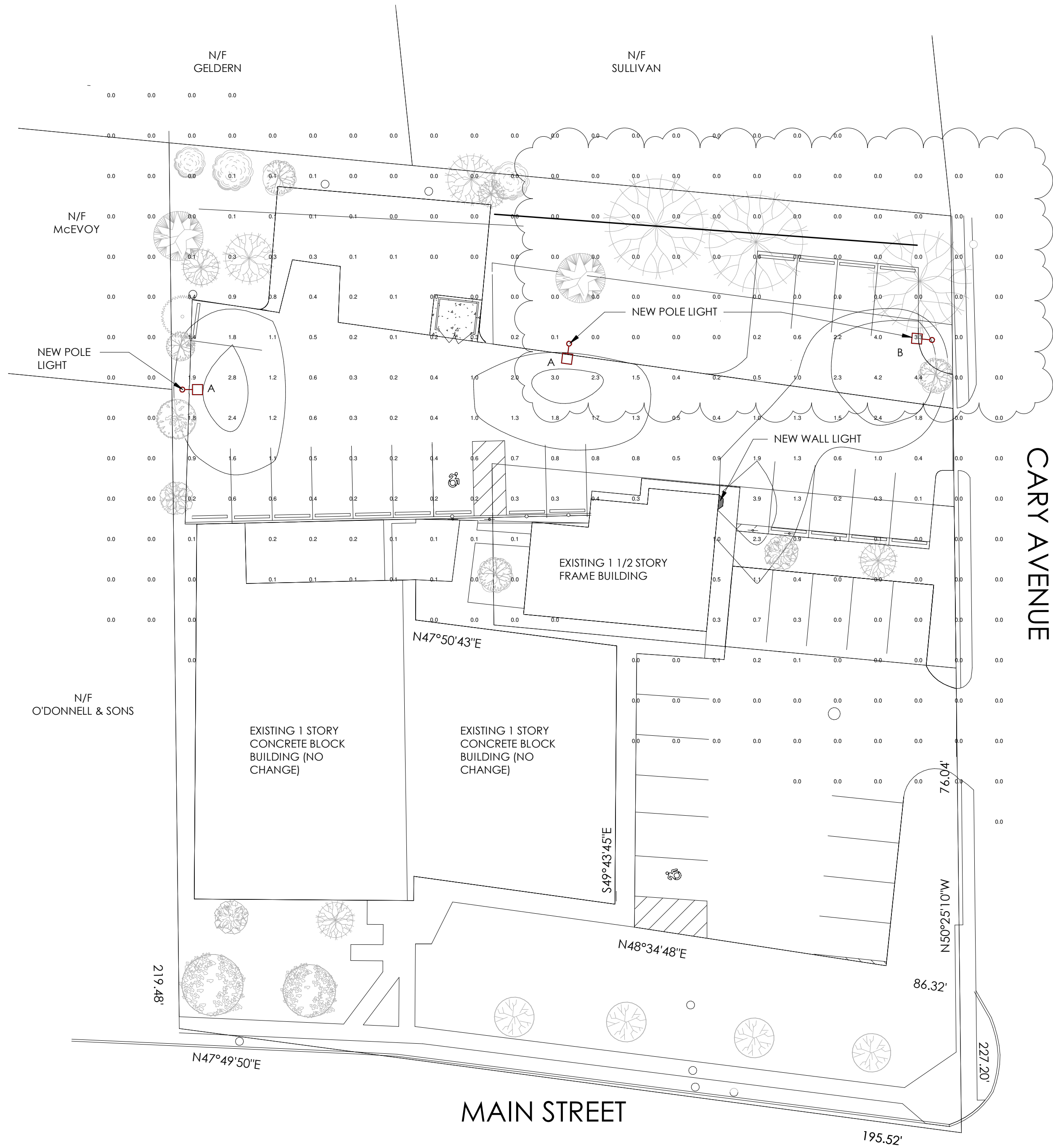
PROJECT PHASE: SD



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



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

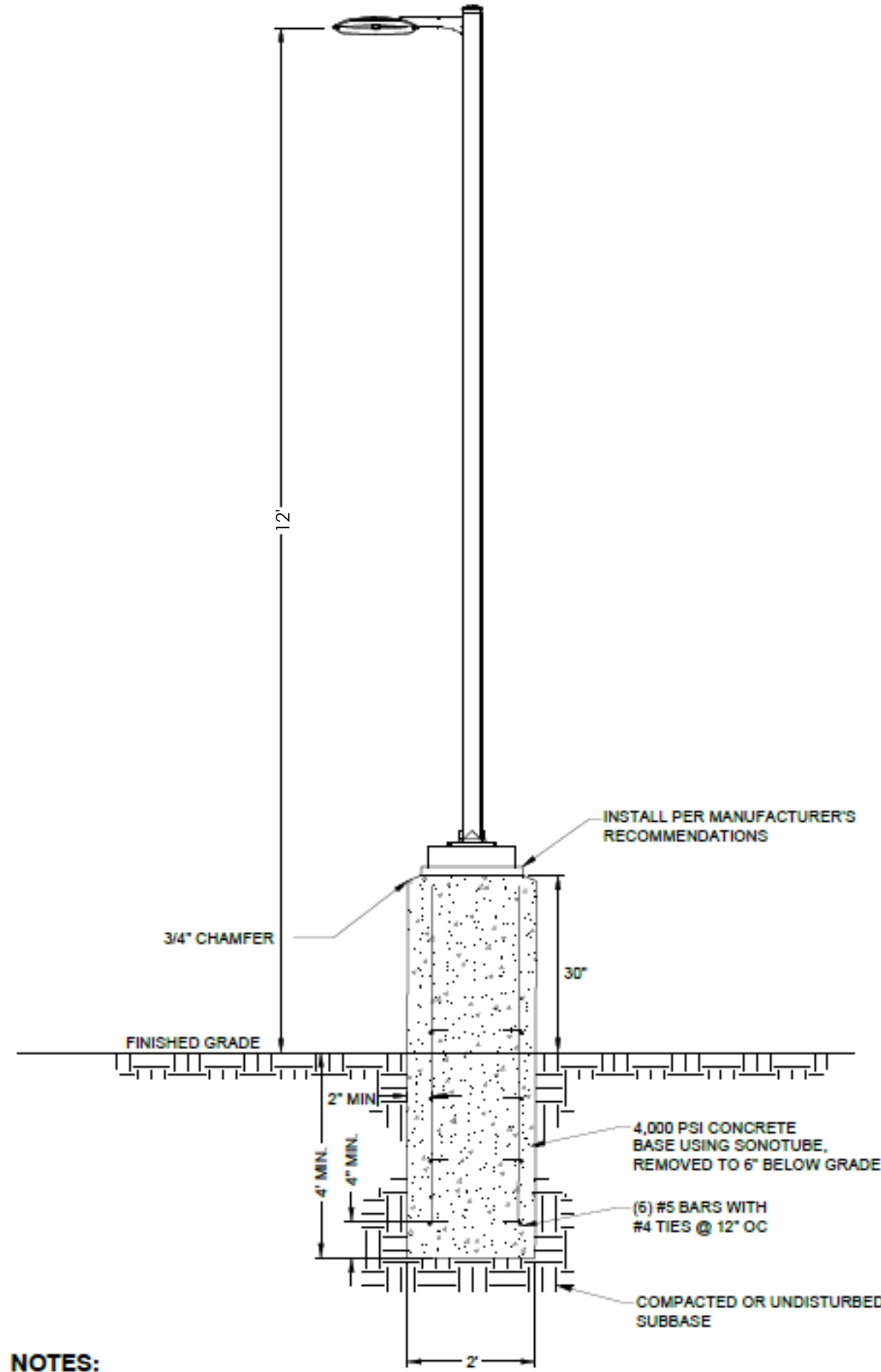


1 PHOTOMETRIC PLAN
3SP1.2 1" = 20'-0"

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:
- LIGHTS WILL BE SET TO BE MOTION SENSOR ACTIVATED BETWEEN THE HOURS OF 10 PM AND 6 AM.
 - 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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WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331
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REVISIONS / ISSUE DATES		PROJECT NAME:	
NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	07/06/23
	ISSUED TO PLANNING BOARD	SW	08/07/23
	ISSUED TO PLANNING BOARD	SW	10/06/23
	ISSUED FOR REVIEW	SW	04/27/24
	ISSUED TO PLANNING BOARD	LB/SW	05/02/24
	ISSUED TO PLANNING BOARD	LB/SW	06/06/24

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

PHOTOMETRIC PLAN & DETAILS

DRAWN BY:
SW / LB

DATE:
06/06/2024

SHEET:
4 OF 4

SCALE:
As indicated

DRAWING NO:
3SP1.2

PROJECT PHASE:
SD