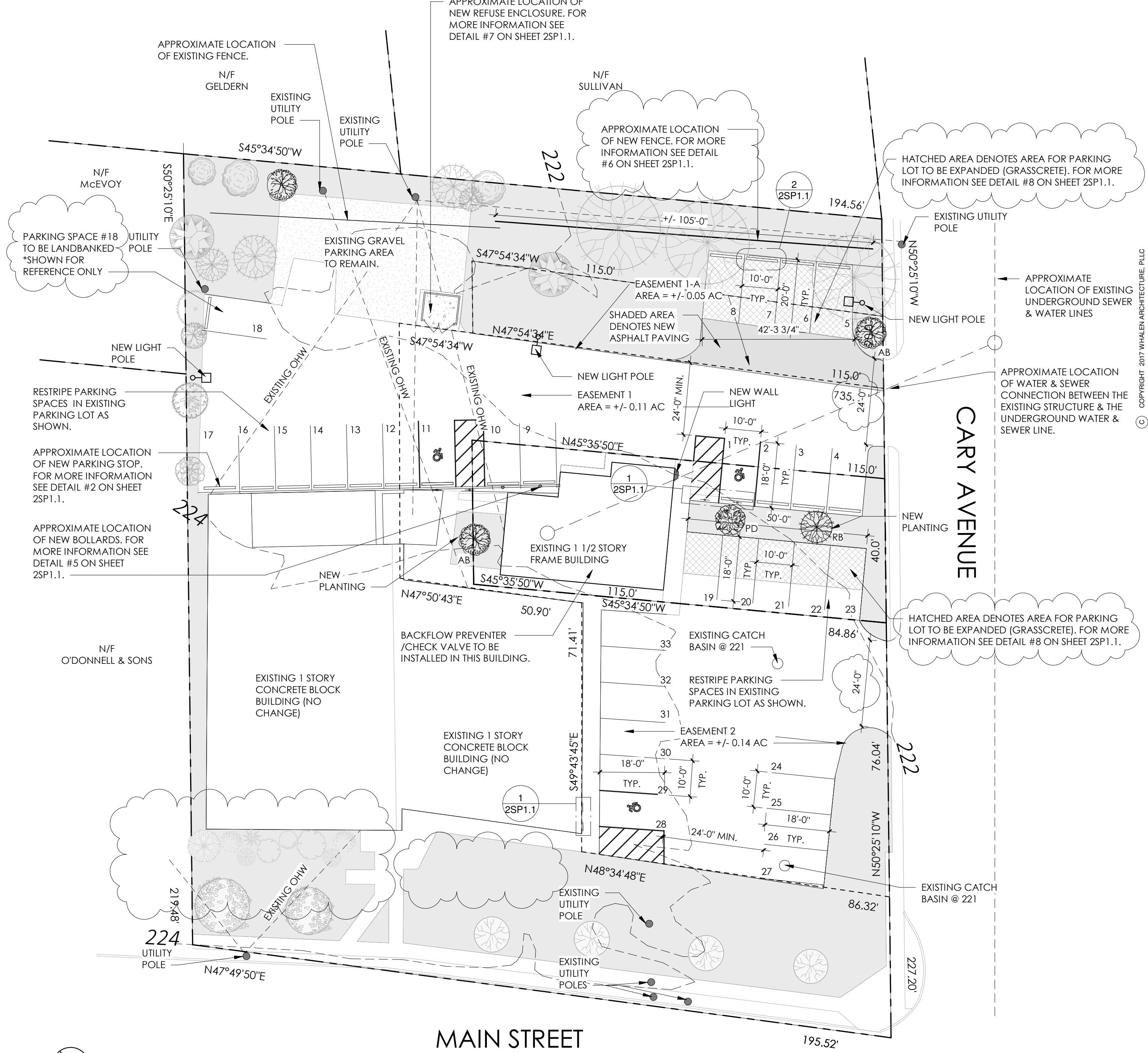


1
1SP1.0

SITE REMOVALS PLAN

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
1SP1.0

PROPOSED SITE PLAN

**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

*SEE PARKING SPACES 1 - 7

*GSF OF 1,900 REFERS TO THE ENTIRE SQUARE FOOTAGE OF THE EXISTING RESIDENTIAL BUILDING.

**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

*SEE PARKING SPACES 8 - 33

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

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.

WHALEN ARCHITECTURE pllc

1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540

(845) 337-4331

WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES	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
		ISSUED TO PLANNING BOARD	SW	07/03/24

PROJECT NAME:

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

DRAWING TITLE:

SITE PLAN & ZONING INFO.

DRAWN BY:

SW / LB

DATE:

06/06/2024

SHEET:

2 OF 4

SCALE:

As indicated

DRAWING NO.:

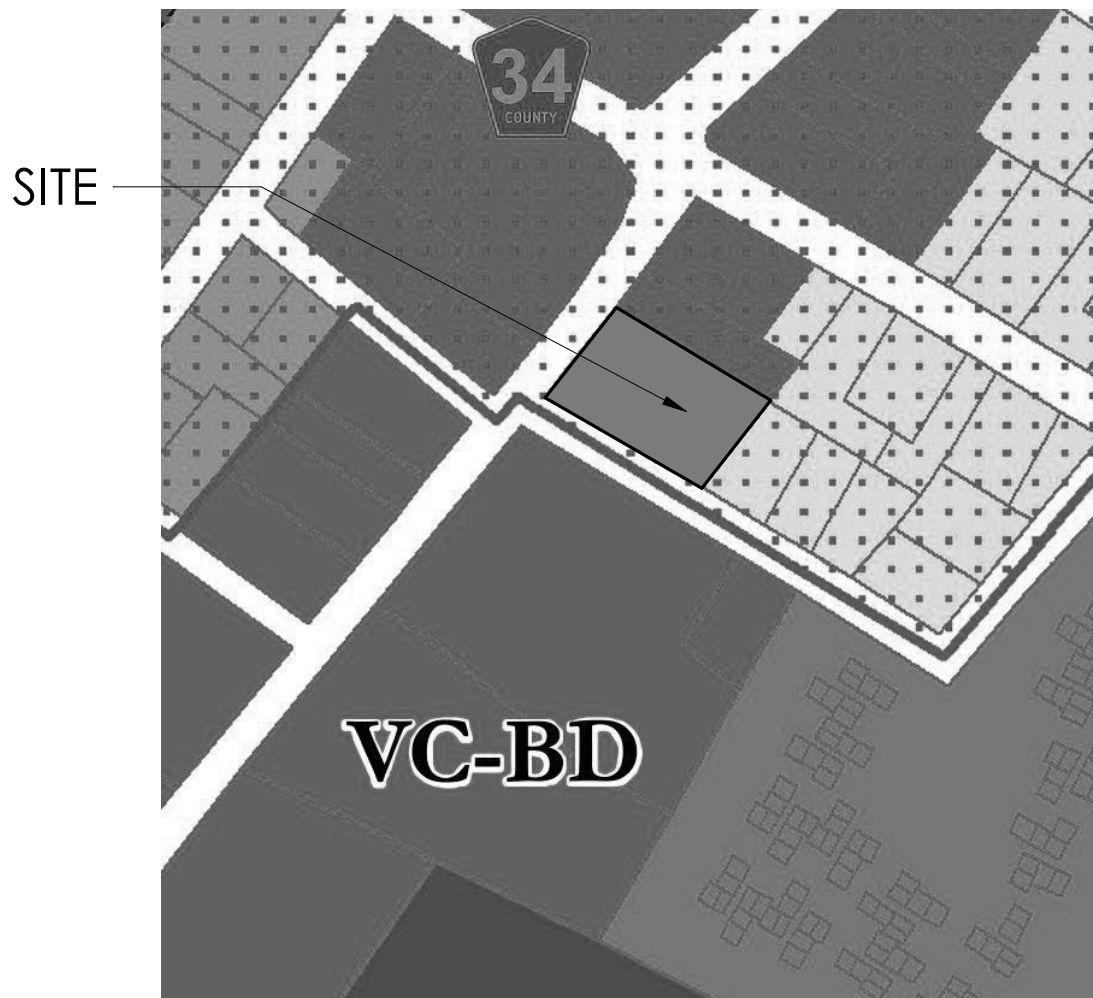
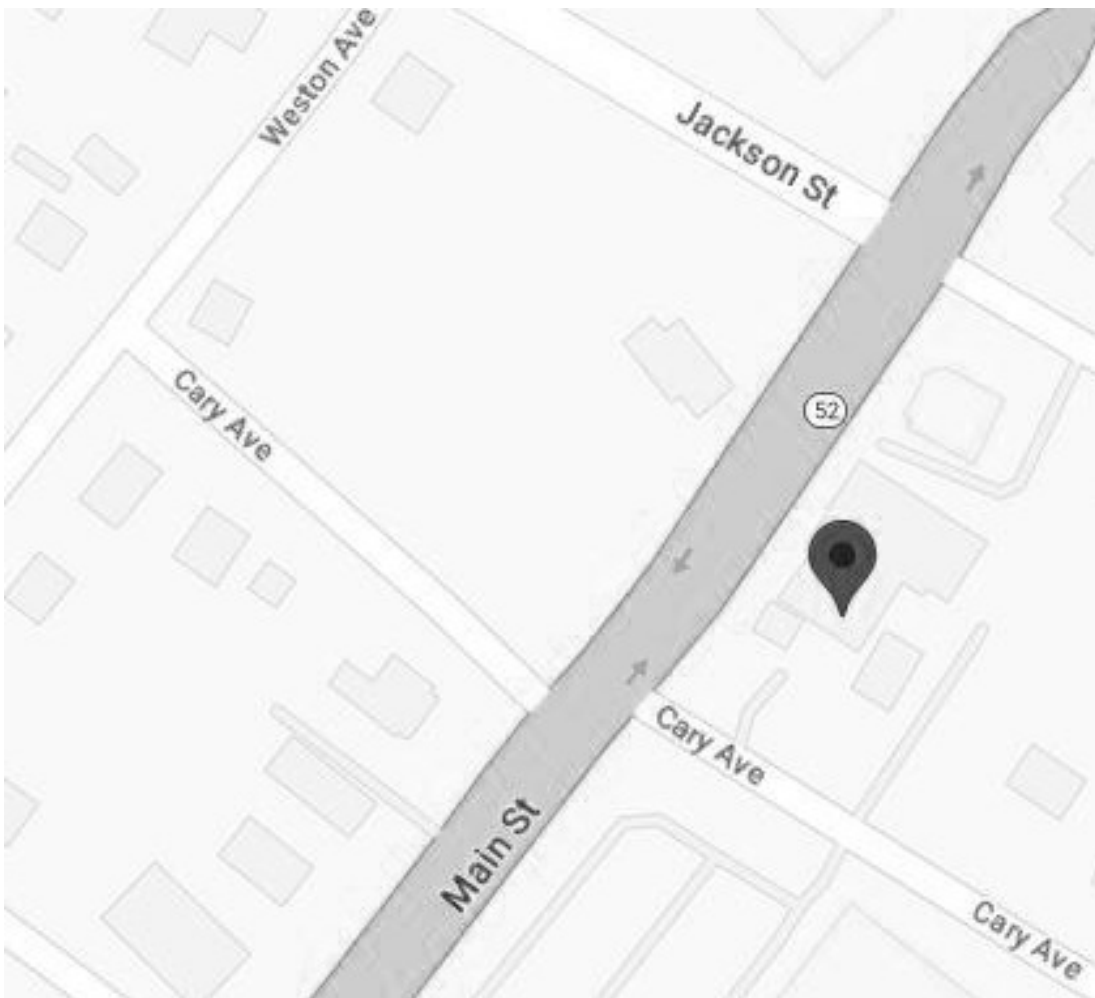
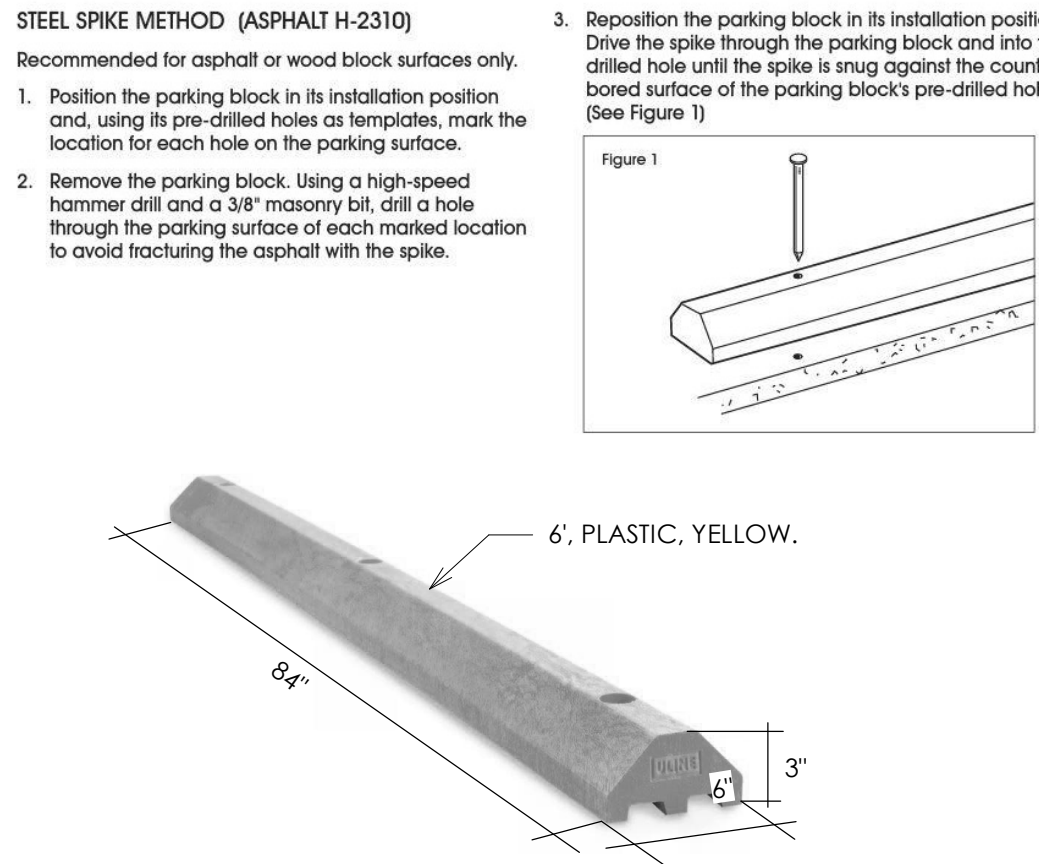
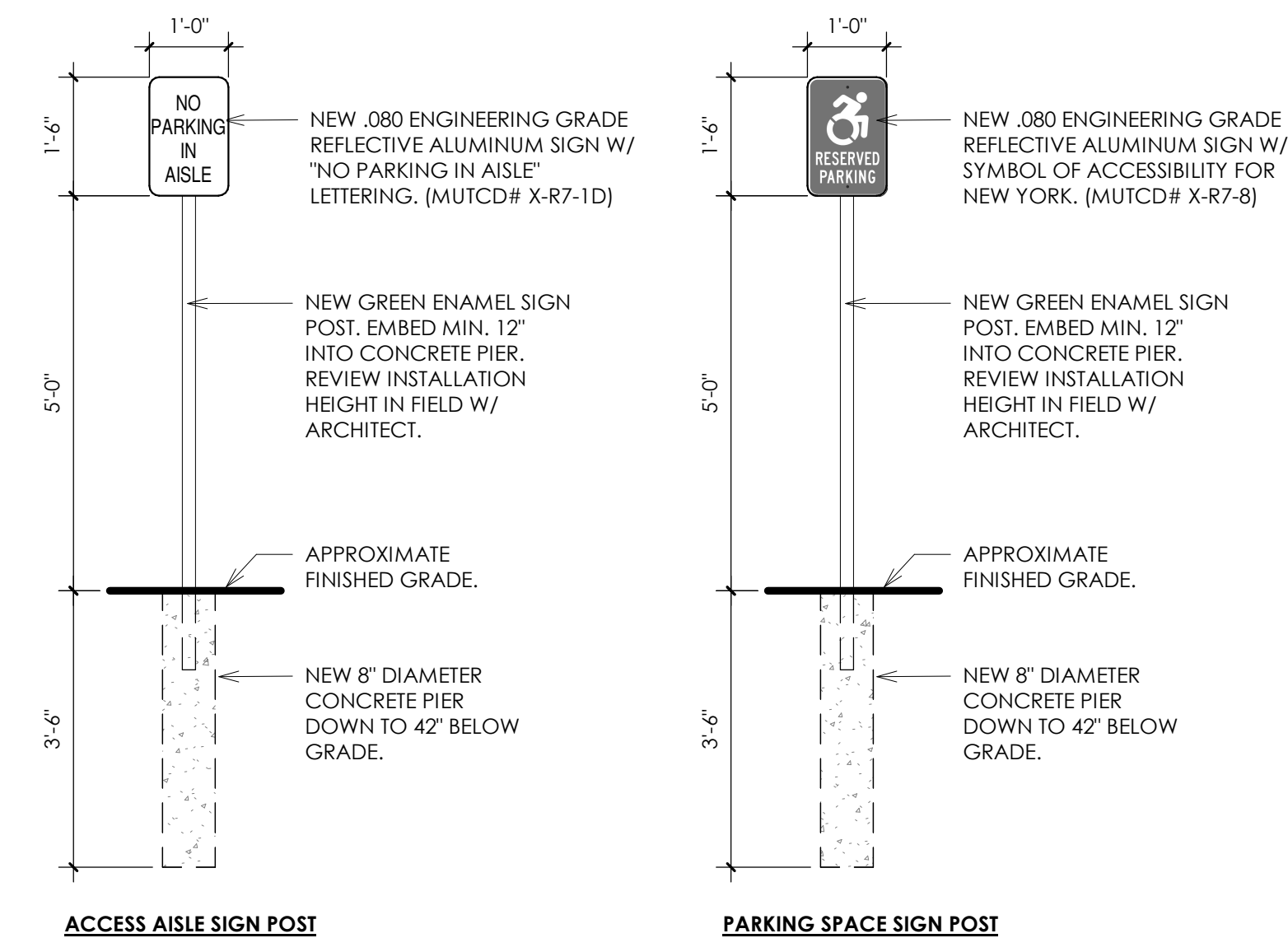
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PROJECT PHASE:

SD

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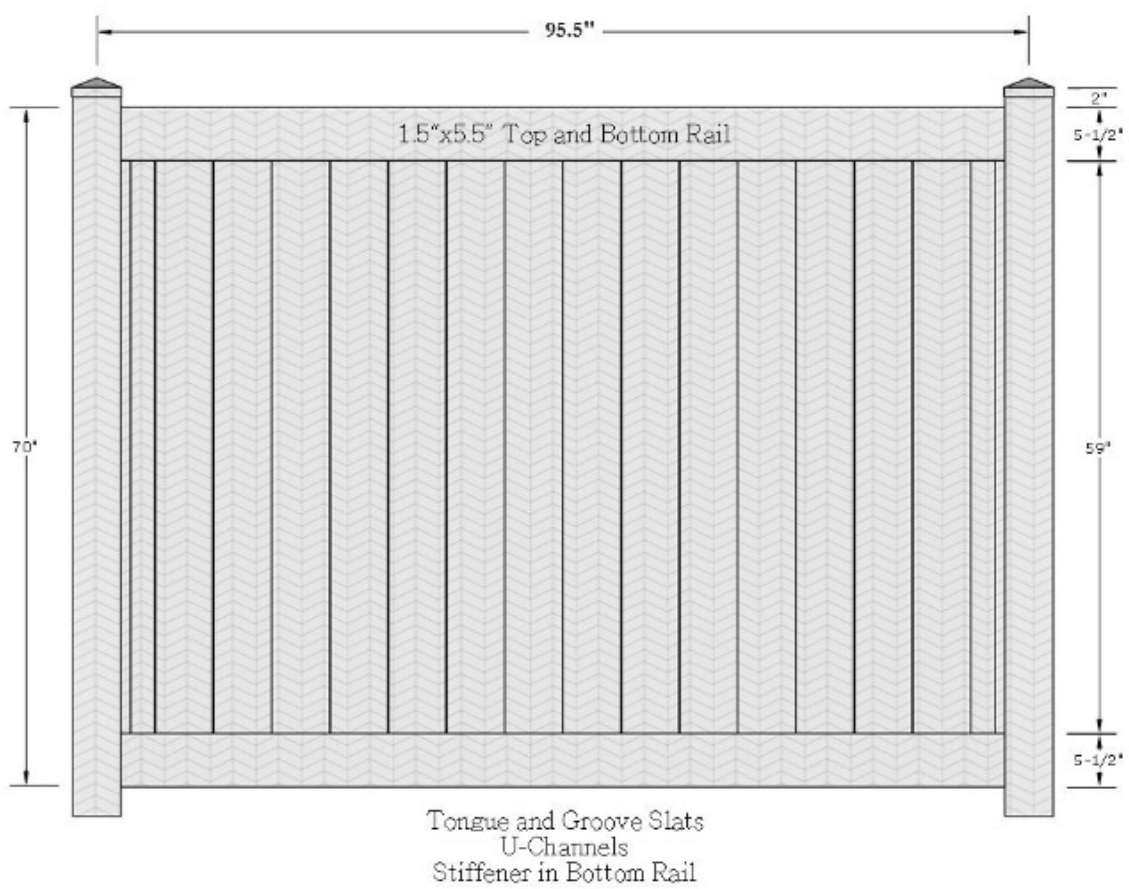
1 ADA SIGNAGE DETAILS

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

2 PARKING STOP DETAIL

2SP1.1 NO SCALE

- Details
- 6 ft tall x 8 ft wide solid privacy
 - 7/8" x 6" x 62.25" tongue & groove pickets for White and Tan
 - 7/8" x 11.3" x 62.25" tongue & groove pickets for Woodgrain
 - 1.5" x 5.5" x 94" heavy duty pocket rails
 - Aluminum Insert in Bottom Rail
 - 5" x 5" x 96" or 108" posts
 - 1" x 59" U-Channel
 - Available in white or tan
 - Style #265
 - NEW 2021 STYLE

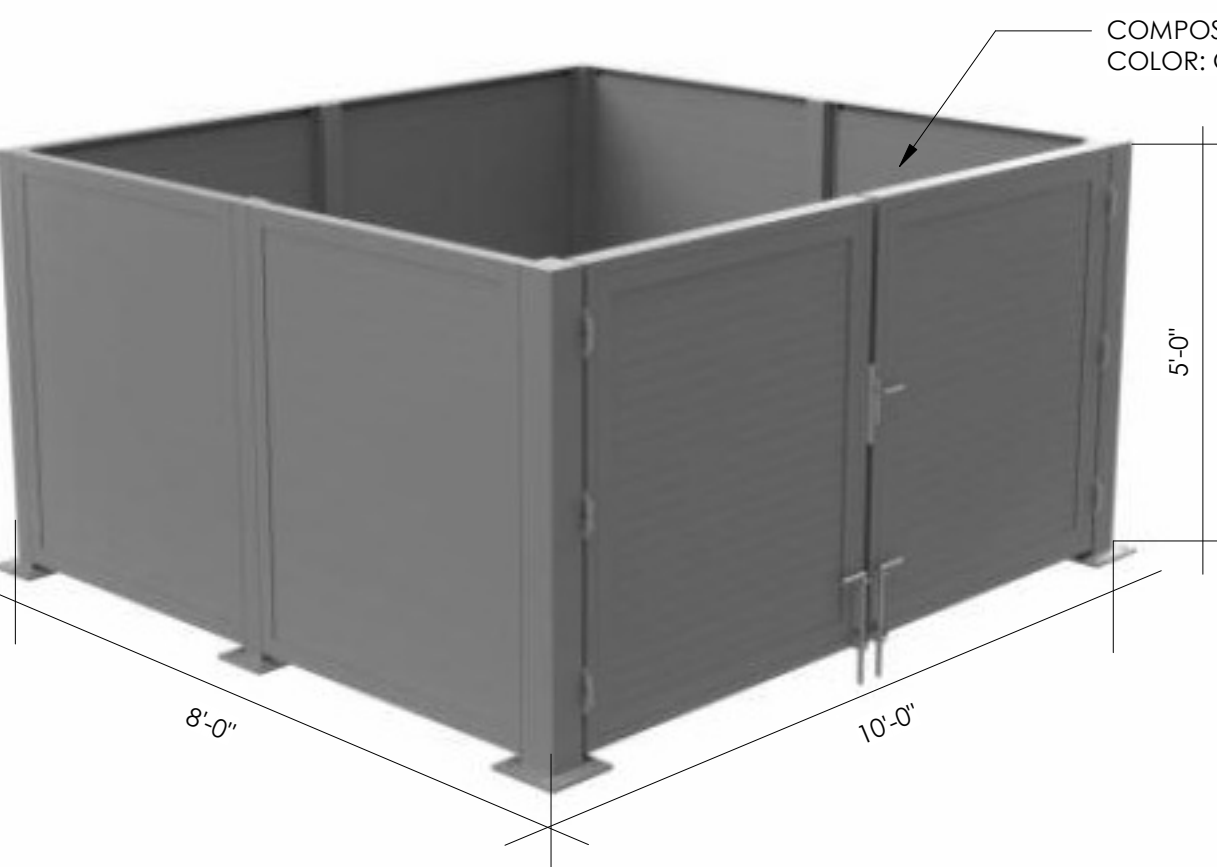


6 FENCE DETAIL

2SP1.1 NO SCALE

5 BOLLARD DETAILS

2SP1.1 NO SCALE
BOLLARD INFORMATION WAS TAKEN FROM BOLLARDSUSA.COM
PRODUCT NO. 160-GP SERIES BROADWAY.

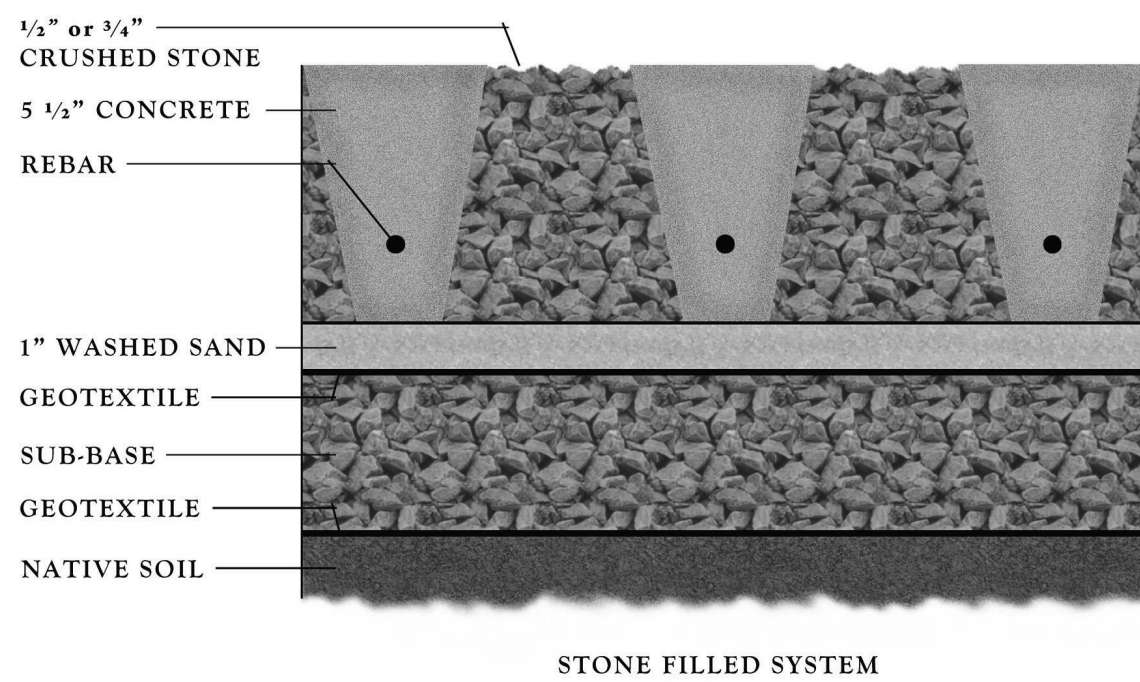


7 REFUSE ENCLOSURE

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

8 GRASSCRETE DETAIL

2SP1.1 NO SCALE



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



When combined with its ability to withstand traffic, Grasscrete has a unique position in the field of Water Engineering.



9 GRASSCRETE PARKING LOT DETAILS

2SP1.1 NO SCALE



Typical traffic related specifications for Grasscrete can include:

- vehicle parking for daily or overspill use
- emergency access
- maintenance access
- highway verges and pull-ins

Maximum vehicle weight	Grasscrete type	Depth	Reinforcement	Minimum Sub-base depth*	Sub-base type
0 - 3.4 tonnes	GC3	76mm	A142	100mm	(UK) Specification for Highway Works Clause
3.4 - 4.3 tonnes	GC3	76mm	A193	150mm	803 Type 1
4.3 - 10.8 tonnes	GC1	100mm	A193	150mm	sub-base (International)
10.8 - 13.3 tonnes	GC1	100mm	A252	150mm	40mm down
13.3 - 30.0 tonnes	GC2	150mm	A252	150mm	crushed stone
30.0 - 40.0 tonnes	GC2	150mm	A393	200mm	granular sub-base

*Assumes a free draining allowable ground bearing of 45kN/m² which should also be sufficient to enable construction plant/delivery access.

WHALEN ARCHITECTURE pllc

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REVISIONS / ISSUE DATES

NO.	DESCRIPTION	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
4	ISSUED TO PLANNING BOARD	LB/SW	06/06/24
5	ISSUED TO PLANNING BOARD	SW	07/03/24

PROJECT NAME:

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

DRAWING TITLE:

MAPS AND DETAILS

DRAWN BY:

SW / LB

DATE:

06/06/2024

DRAWING NO.:

2SP1.1

PROJECT PHASE:

SD

SHEET:

3 OF 4

SCALE:

As indicated

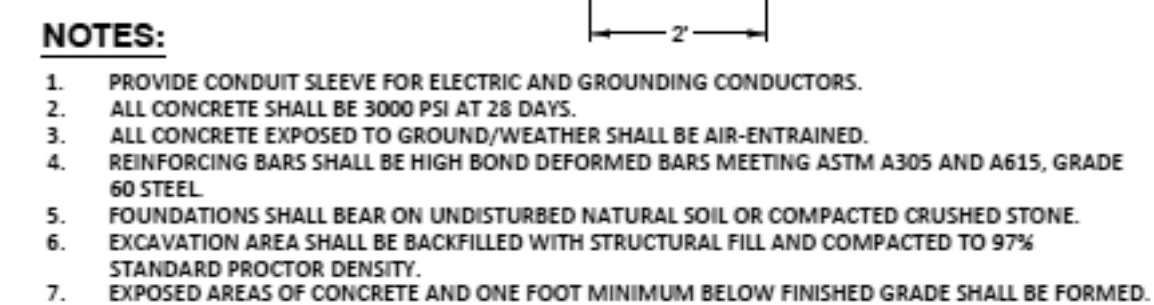


1 PHO
3SP1.2 1" = 20'-0"

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.



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
3SP1.2 NO SCALE

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REVISIONS / ISSUE DATES			
NO.	DESCRIPTION	BY	DATE
	ISSUED TO PLANNING BOARD	SW	07/04/23
	ISSUED TO PLANNING BOARD	SW	08/07/23
	ISSUED TO PLANNING BOARD	SW	10/04/23
	ISSUED FOR REVIEW	SW	04/29/24
	ISSUED TO PLANNING BOARD	LB/SW	05/02/24
	ISSUED TO PLANNING BOARD	LB/SW	06/04/24
	ISSUED TO PLANNING BOARD	SW	07/03/24

PROJECT NAME:

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

PHOTOMETRIC PLAN & DETAILS

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

DRAWING NO:

3SP1.2

PROJECT PHASE:

SD