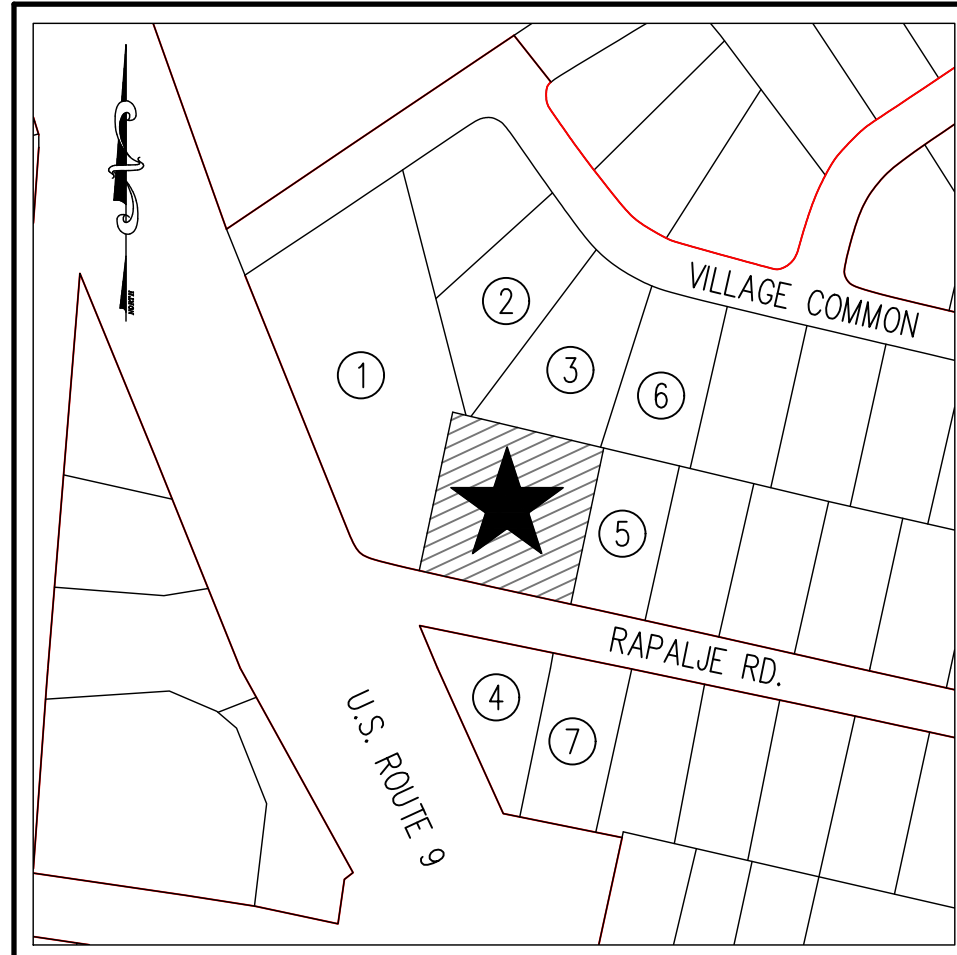




Area Map 1" = 1,000'



Vicinity Map 1" = 200'

**Adjacent Property Owners**

- 730 RT9 Fishkill LLC  
PO Box 6969  
Syracuse, NY 13217  
For Property: 13300100615600208610370000
- Lora Chudkosky, Trustee  
131 Village Cmn  
Fishkill, NY 12524  
For Property: 1330010061560020878040000
- Eddie Nunez  
129 Village Cmn  
Fishkill, NY 12524  
For Property: 13300100615600208850330000
- Glenn Scofield  
14 Robinson Street  
Fishkill, NY 12524  
For Property: 13300100615500088749950000
- Vincent Esposito  
31 Rapalje Road  
Fishkill, NY 12524  
For Property: 13300100615600208900140000
- Gail Perecky  
PO Box 408  
Fishkill, NY 12524  
For Property: 13300100615600208940300000
- Janet Scofield  
32 Rapalje Road  
Fishkill, NY 12524  
For Property: 1330010061550008849930000

**Parcel Data**

TAX MAP No.: 133001-6156-20-878017  
 PARCEL ADDRESS: 35 RAPALJE ROAD  
 FISHKILL, NEW YORK 12524  
 DEED REFERENCE: LIBER 22021, PAGE 54859  
 LOT AREA: 0.6125 ACRES (+/-)  
 EXISTING ZONING: ONE FAMILY RES. (R-10)  
 WATER: VILLAGE OF FISHKILL  
 SEWER: VILLAGE OF FISHKILL

**Owner Information**

**MOVIL DEVELOPMENT CORP.**  
 284 MAIN STREET  
 BEACON, NEW YORK 12508

**Survey Information**

THE SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ACTUAL FIELD SURVEY DATED MARCH 30, 2023, PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., PROFESSIONAL LAND SURVEYING.

**Applicant Information**

**MOVIL DEVELOPMENT CORP.**  
 284 MAIN STREET  
 BEACON, NEW YORK 12508

**Zoning Data - R-10 Zone**

	REQUIRED	PROVIDED - LOT No. 1	PROVIDED - LOT No. 2
MIN. LOT AREA (LOT #1)	10,000 S.F.	13,207.96 S.F.	13,472.54 S.F.
MINIMUM LOT WIDTH	75'	79.3' (+/-)	80' (+/-)
MINIMUM LOT DEPTH	75'	167.7' (+/-)	165.8' (+/-)
MINIMUM FRONT YARD	30'	21.2'	57.78'
MINIMUM SIDE YARD	12'	18.1'	15.7'
MIN. SIDE YARD ACCESSORY	5'	5.5'	5'
MINIMUM REAR YARD	20'	88.7'	65.8'
MIN. REAR YARD ACCESSORY	5'	46.6'	25.9'
MAXIMUM BUILDING HEIGHT	30'	<30'	28'
MAX. BLDG. HT. ACCESSORY	20'	<20'	16'
MAXIMUM BUILDING COVERAGE	30%	17.4%	14.7%
SITE PLAN APPROVAL REQUIRED:	NO		

**Planning Board Endorsement**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

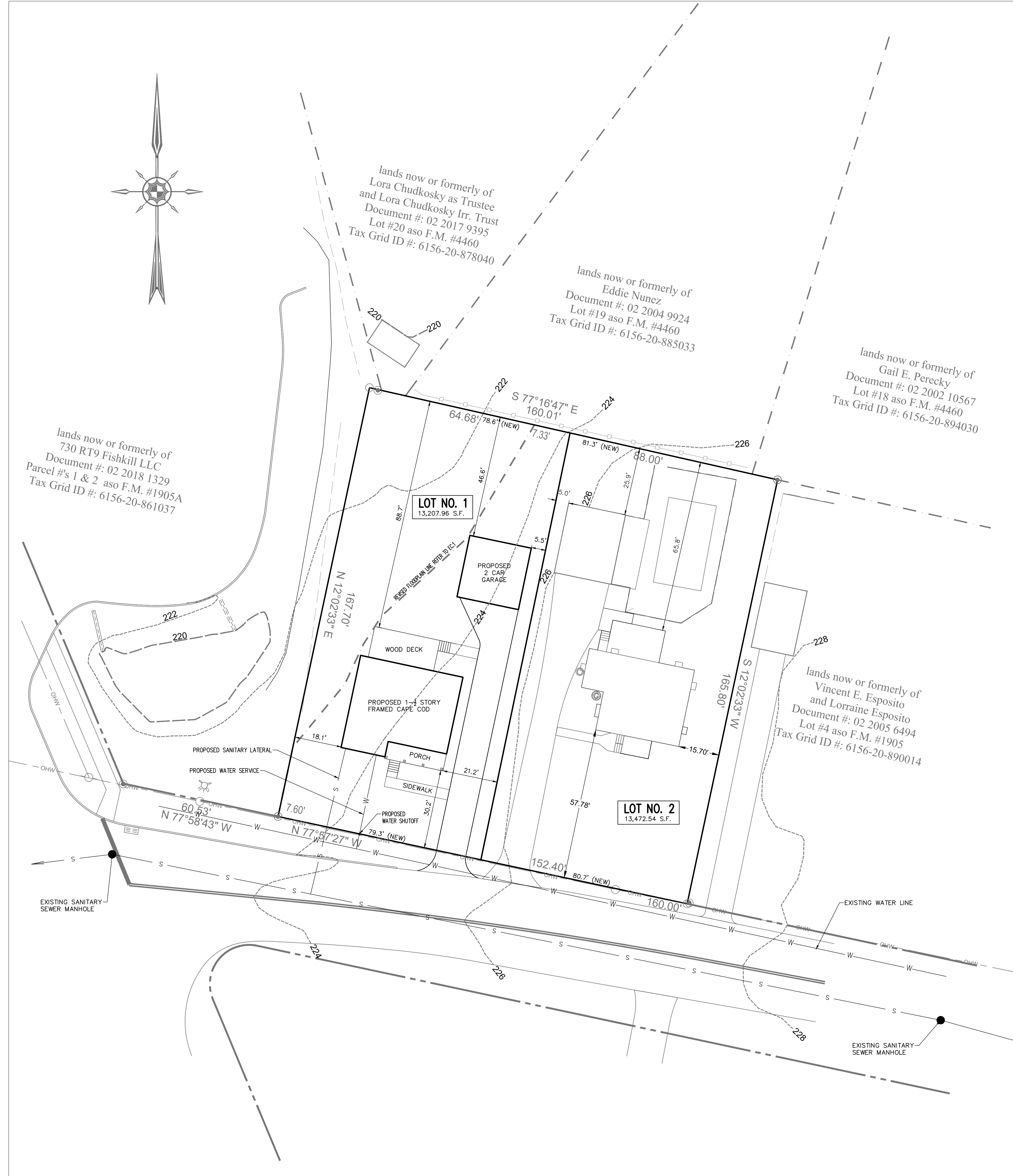
SIGNED FOR THE PLANNING BOARD BY:

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**Owner's Consent Note**

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
02-04-25	
01-02-25	
10-02-24	
2023:181	License No. 069646

**DAY | STOKOSA**  
ENGINEERING P.C.

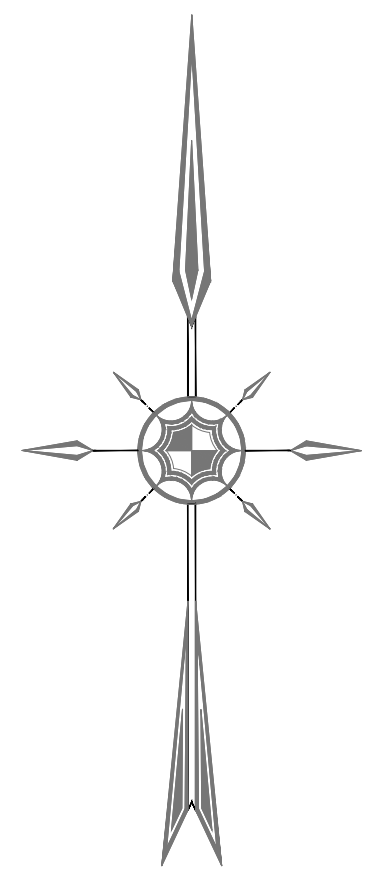
3 Van Wyck Lane  
 Suite 2  
 Wappingers Falls, New York 12590  
 (845) 223-3202

PROJECT: Movil Development Corp.  
 Village of Fishkill Dutchess County, New York

**Preliminary Plat**

SCALE 1" = 20'	DRAWN BY MAD	DRAWING NO. SP.1
DATE 06-05-23	CHECKED BY MAD	





**North**  
Basis of Bearings  
per  
NYSPE - NAD83

lands now or formerly of  
730 RT9 Fishkill LLC  
Document #: 02 2018 1329  
Parcel #'s 1 & 2 aso F.M. #1905A  
Tax Grid ID #: 6156-20-861037

note: both culverts  
continue under  
pavement

15" HDPE culvert  
inv. out=-219.54

15" HDPE  
flared end culvert  
inv. out=-219.40

retention pond  
(dry on 03/29/23)

found 1" iron pipe  
N 03°14'20" E  
168.70'

found 5/8" iron rod  
held as corner  
N 77°58'43" W  
7.60'

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
N 72°35'06" W - 3.35 feet  
from corner

found 1" iron pipe  
S 77°16'47" E  
160.01'

found 1" iron pipe  
held as corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

lands now or formerly of  
Lora Chudkosky as Trustee  
and Lora Chudkosky Irr. Trust  
Document #: 02 2017 9395  
Lot #20 aso F.M. #4460  
Tax Grid ID #: 6156-20-878040

lands now or formerly of  
Eddie Nunez  
Document #: 02 2004 9924  
Lot #19 aso F.M. #4460  
Tax Grid ID #: 6156-20-885033

lands now or formerly of  
Gail E. Perecky  
Document #: 02 2002 10567  
Lot #18 aso F.M. #4460  
Tax Grid ID #: 6156-20-894030

**Subject Property**  
Record Owner:  
Movil Development Corp.  
911 Address: 35 Rapelje Road  
Tax Map ID: 6156-20-878017  
Document #: 02 2021 54849  
Legal: lat Lot #'s 2 & 3  
aso Filed Map #1905  
Area: 0.6125 Ac.

chain link fence  
N 12°02'33" E  
167.70'

found 5/8" iron rod  
held as corner  
N 77°58'43" W  
7.60'

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

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S 77°16'47" E  
160.01'

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S 77°16'47" E  
160.01'

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
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found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

found 1" iron pipe  
S 70°01'38" W  
0.88 feet  
from corner

Line Table: Base Flood Elevation Line

LINE	BEARING	DISTANCE
L1	N 12°02'33" E	27.09'
L2	N 39°32'59" E	31.18'
L3	N 24°55'35" E	16.95'
L4	N 32°55'59" E	12.86'
L5	N 47°37'27" E	44.05'
L6	N 30°50'24" E	50.52'

Line Table: Area To Be Removal From SFHA

LINE	BEARING	DISTANCE
L8	N 42°05'21" E	46.54'
L9	N 13°08'24" E	27.42'
L10	N 43°15'27" E	37.05'
L11	N 33°42'27" E	42.89'
L12	N 23°23'17" E	28.15'

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Author	Mark A. Day, PE
Check	
Drawn	
Date	02-04-25
Revision	01-02-25
Project No.	2023-181
License No.	069646

**DAY | STOKOSA**  
ENGINEERING P.C.

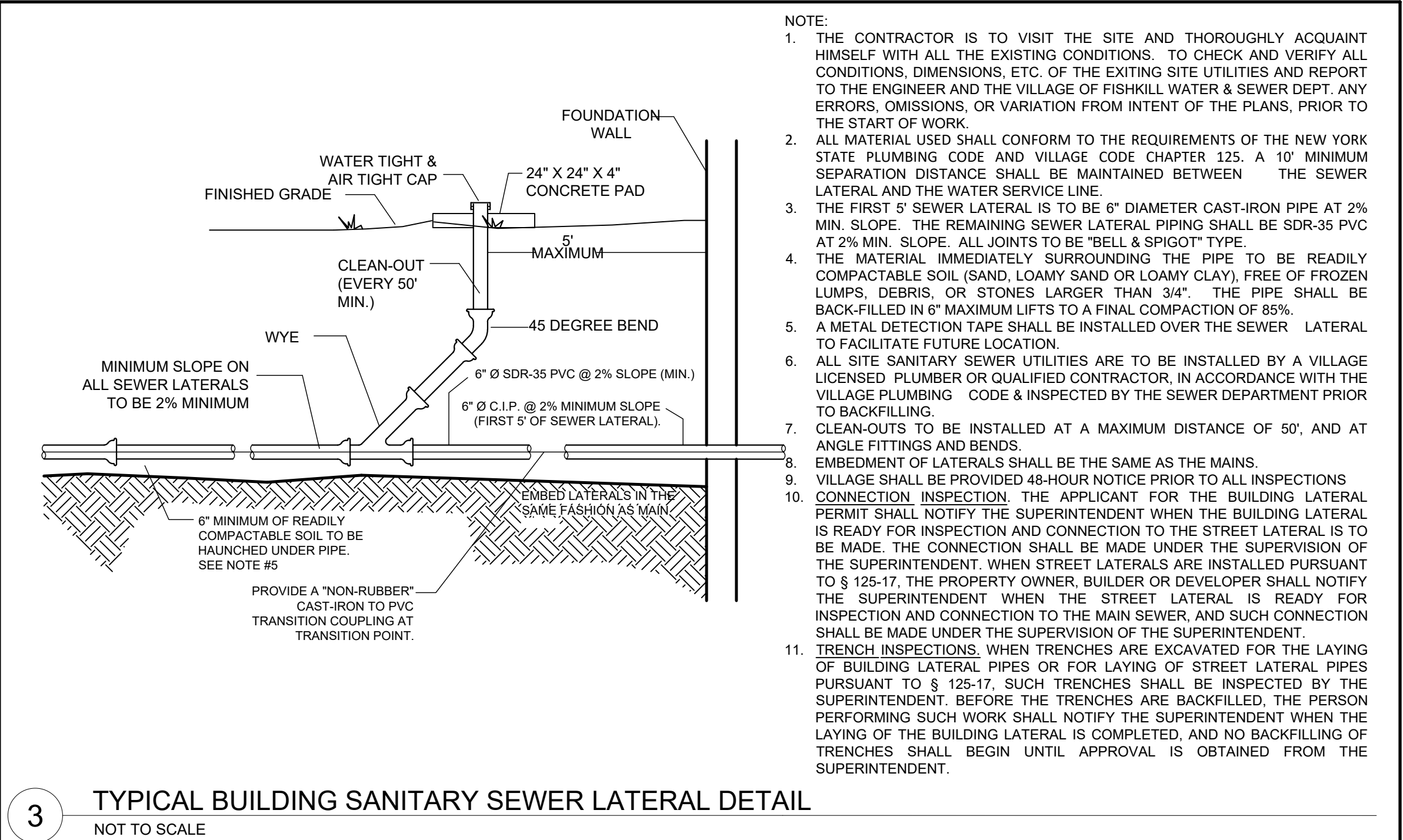
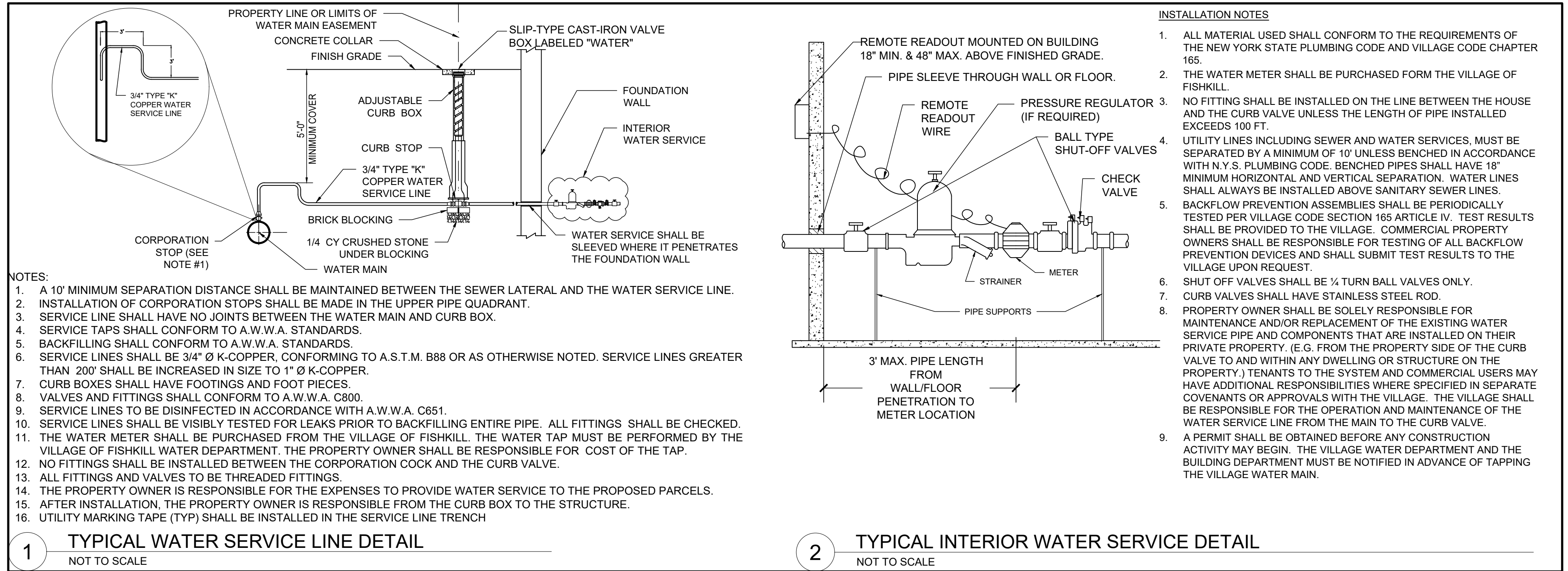
3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT  
Movil Development Corp.  
Village of Fishkill Dutchess County, New York

DATE  
**Existing Conditions**

SCALE	1" = 40'	DRAWN BY	MAD	DRAWING NO.	EC.1
DATE	06-05-23	CHECKED BY	MAD		





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Mark A. Day, PE		
		02-04-25
		01-02-25
		10-02-24
Project No.	2023:181	
License No.	069646	

**DAY | STOKOSA**  
ENGINEERING P.C.

3 Van Wyck Lane  
Suite 2  
Wappingers Falls, New York 12590  
(845) 223-3202

PROJECT  
**Movil Development Corp.**  
Village of Fishkill Dutchess County, New York

DATE  
**Water/Sewer Details**

SCALE	DRAWN BY	DRAWING NO.
1" = 20'	MAD	CD.1
DATE	CHECKED BY	
06-05-23	MAD	