

# TRADICIONEZ LATIN CUISINE

1004 MAIN STREET STE 1 & 2

VILLAGE OF FISHKILL

DUTCHESS COUNTY, NEW YORK, 12524

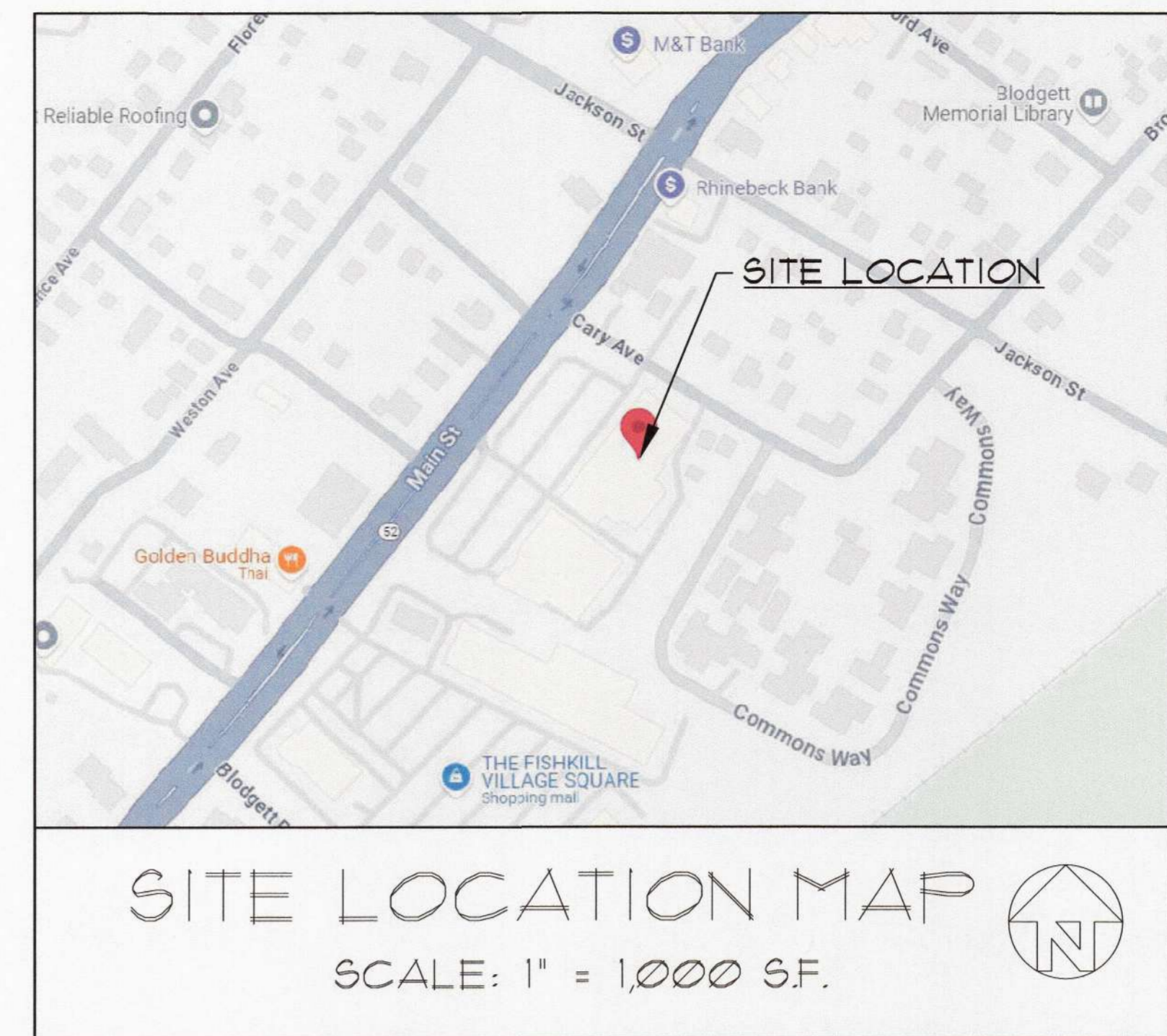
FIRE DISTRICT: FISHKILL FIRE DEPARTMENT  
1132 MAIN STREET  
FISHKILL, NY. 12524

SCHOOL DISTRICT: WAPPINGERS CENTRAL SCHOOL DISTRICT  
25 CORPORATE PARK DRIVE  
HOPEWELL JUNCTION, NY. 12533

OWNER: 1 NEW KING STREET WEST  
HARRISON, NY. 10604  
TEL: (914) 448-8300

SEWER DISTRICT: VILLAGE OF FISHKILL SEWER DISTRICT

WATER DISTRICT: VILLAGE OF FISHKILL WATER DISTRICT



## SITE DATA INFORMATION

TAX IDENTIFICATION NUMBER: 6155-07-696843  
ZONE: VC-BD  
USE: BUSINESS DISTRICT  
ACREAGE: 2.5 ACRES  
110,900 SF.

## ADJACENT PROPERTY OWNERS

- |  |   |
|--|---|
| 1. Fishkill Center Assoc LLC<br>64 Main Street<br>Millburn, NJ 07041<br>For Property 133001-6155-07-148664                 | 11. John Speziale<br>36 Jackson Street<br>Fishkill, NY 12524<br>For Property 133001-6155-07-142664                          |
| 2. Fishkill Route 52 LLC<br>1 New King Street<br>West Harrison, NY. 10604<br>For Property 133001-6155-07-683826            | 12. Steven Pilatowski<br>38 Jackson Street<br>Fishkill, NY 125244<br>For Property 133001-6155-07-142668                     |
| 3. The Commons at Fishkill<br>Condominiums<br>Cary Avenue<br>For Property 133001-6155-07-116843                            | 13. Michael Holden<br>42 Jackson Street<br>Fishkill, NY 125244<br>For Property 133001-6155-07-135871                        |
| 4. 10 Cary Avenue LLC<br>1 New King Street<br>West Harrison, NY. 10604<br>For Property 133001-6155-07-116843               | 14. Joann Brown Trustee<br>27 Westan Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-126873                     |
| 5. Thor Mikalic<br>63 Broad Street<br>Fishkill, NY 12524<br>For Property 133001-6155-07-138848                             | 15. 1012-1018 Main Street LLC<br>21 Sabra Lane<br>Wappingers Falls, NY 12590<br>For Property 133001-6155-07-102878          |
| 6. Anthony Sorci<br>7 Cary Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-132856                              | 16. Gary Lockwood<br>48 Jackson Street<br>Fishkill, NY 12524<br>For Property 133001-6155-07-123881                          |
| 7. Theresa Cuchelo<br>9 Cary Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-125856                            | 17. Theresa Cuchelo<br>9 Cary Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-125856                            |
| 8. Hudson Venture Capital LLC<br>11 Cary Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-118862                | 18. Hudson Venture Capital LLC<br>11 Cary Avenue<br>Fishkill, NY 12524<br>For Property 133001-6155-07-118862                |
| 9. 1012-1018 Main Street LLC<br>21 Sabra Lane<br>Wappingers Fall, NY 12590<br>For Property 133001-6155-07-106870-0001/0002 | 19. 1012-1018 Main Street LLC<br>21 Sabra Lane<br>Wappingers Fall, NY 12590<br>For Property 133001-6155-07-106870-0001/0002 |
| 10. Anthony Kalbfus<br>34 Jackson Street<br>Fishkill, NY 12524<br>For Property 133001-6155-07-135862                       | 20. Anthony Kalbfus<br>34 Jackson Street<br>Fishkill, NY 12524<br>For Property 133001-6155-07-135862                        |

## SYMBOL KEY

- |              |                               |             |                                   |
|--------------|-------------------------------|-------------|-----------------------------------|
| --- (24) --- | EXISTING CONTOUR              | ○ DI        | EXISTING STORM DRAIN MANHOLE      |
| — 24 —       | PROPOSED CONTOUR              | ● DI        | PROPOSED STORM DRAIN MANHOLE      |
| x (24.2)     | EXISTING SPOT ELEVATION       | ○ MH        | EXISTING SANITARY MANHOLE         |
| x 24.1       | PROPOSED SPOT ELEVATION       | ● MH        | PROPOSED SANITARY MANHOLE         |
| FFE          | FINISHED FLOOR ELEVATION      | ● ⊕         | PROPOSED HYDRANT AND VALVE        |
| TW/BW        | TOP OF WALL/BOTTOM OF WALL    | CIP         | CAST IRON PIPE                    |
| TC/BC        | TOP OF CURB/BOTTOM OF CURB    | RCP         | REINFORCED CONCRETE PIPE          |
| TS/BS        | TOP OF STAIR/BOTTOM OF STAIR  | CMP         | CORRUGATED METAL PIPE             |
| BF           | BOTTOM OF FOOTING             | VCP         | VITRIFIED CLAY PIPE               |
| HP/LP        | HIGH POINT/LOW POINT          | PVC         | POLYVINYL CHLORIDE (PLASTIC) PIPE |
| HP/S         | HIGH POINT OF SWALE           | STA. 0 + 00 | STATION POINT                     |
| TF OR RE     | TOP OF FRAME OR RIM ELEVATION | — P —       | PROPERTY LINE                     |
| INV. EL.     | INVERT ELEVATION              | — CLL —     | CONTRACT LIMIT LINE               |
| □ CB         | EXISTING CATCH BASIN          | — C —       | CENTER LINE                       |
| ■ CB         | PROPOSED CATCH BASIN          | — C —>      | CENTER LINE OF SWALE              |
|              |                               | — W —       | PROPOSED WATER MAIN               |
|              |                               | — SAN —     | PROPOSED SANITARY SEWER LINE      |
|              |                               | — F/M —     | PROPOSED SANITARY FORCE MAIN      |

## SCHEDULE OF DRAWINGS

SHEET NO.	DRAWING NO.	TITLE
1	CS-1	COVER SHEET
2	SL-1	SITE LAYOUT PLAN
3	PS-1	PARKING STUDY PHOTOS
4	PS-2	PARKING STUDY PHOTOS

The undersigned owners of the property hereon state that they are familiar with the enclosed plans, its contents, and its legends and hereby consent to all said terms and conditions as stated.

STATE LAW PROHIBITS ANY PERSON FROM ALTERING ANYTHING ON THIS DRAWING AND/OR THE ACCOMPANYING SPECIFICATION. UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL. WHERE SUCH ALTERATIONS ARE MADE THE LICENSED PROFESSIONAL MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON THE DRAWING AND/OR IN THE SPECIFICATION.

NO.	DATE	BY	DESCRIPTION

**CHARLES P. MAY & ASSOCIATES, P.C.**  
DESIGN PROFESSIONALS  
367 Windsor Highway □ 1073 Main Street, Suite 203  
New Windsor, New York 12553 Fishkill, New York 12524  
New York 4 5 - 8 6 7 - 3 0 3 0 8 4 3 - 8 6 - 2 7 4 4  
Email: charles@cpmay.com Website: www.cpmay.com



TRADICIONEZ LATIN CUISINE  
1004 MAIN STREET SUITE 1 & 2  
VILLAGE OF FISHKILL  
DUTCHESS COUNTY, NEW YORK  
PARCEL NO: 6155-07-696843

DATE: 2/6/25  
DRAWN: JDC  
CHECKED: CPM  
SCALE: NTS  
SHEET TITLE: COVER SHEET

PROJECT NUMBER: 2024-15  
DRAWING NUMBER: CS-1  
SHEET 1 of 4