

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

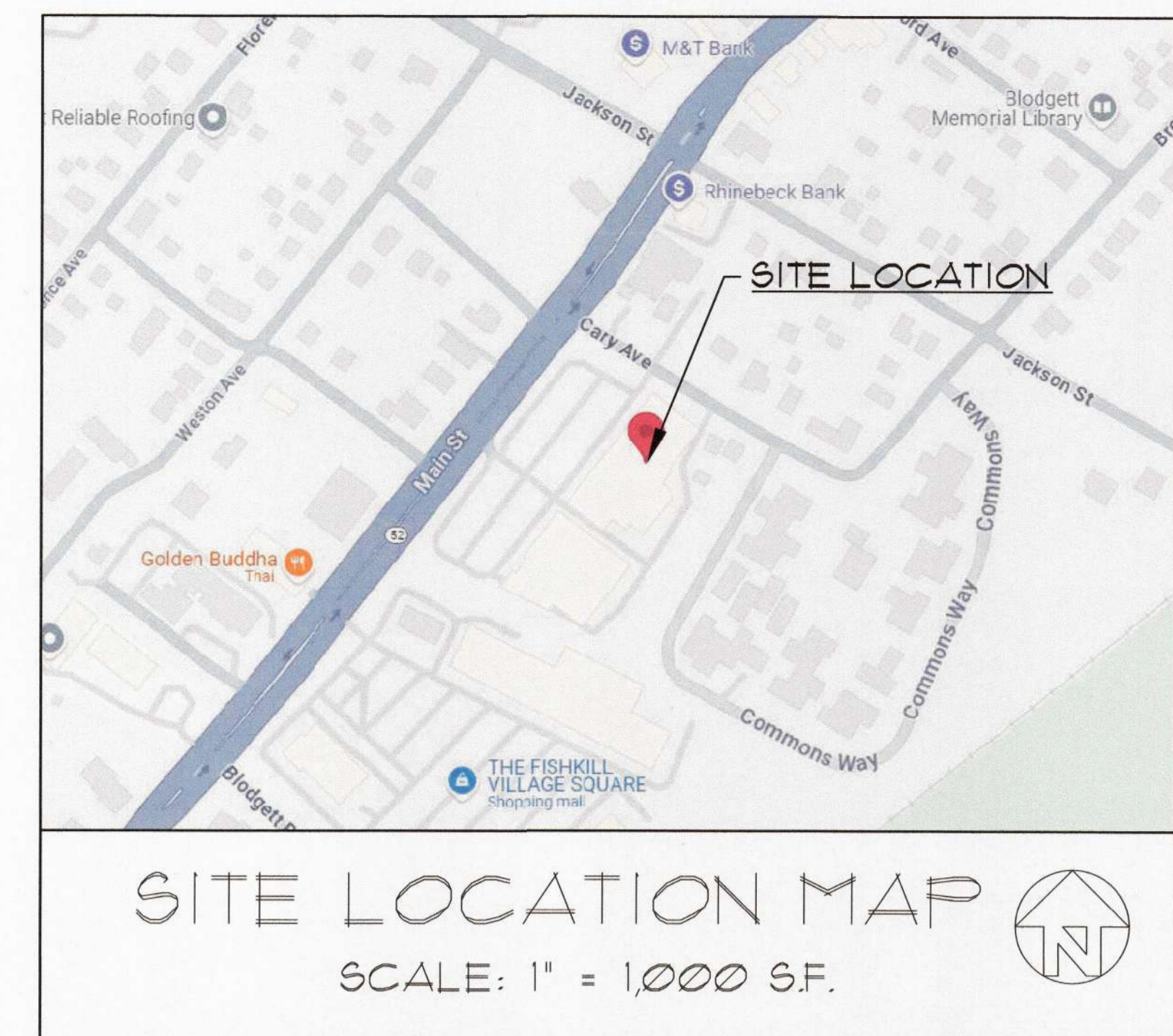
SCHOOL DISTRICT: WAPPINGERS CENTRAL SCHOOL DISTRICT
25 CORPORATE PARK DRIVE
HOPEWELL JUNCTION, NY. 12533

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



ADJACENT PROPERTY OWNERS
SCALE: 1" = 1,000 S.F.



SITE LOCATION MAP
SCALE: 1" = 1,000 S.F.

SITE DATA INFORMATION

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

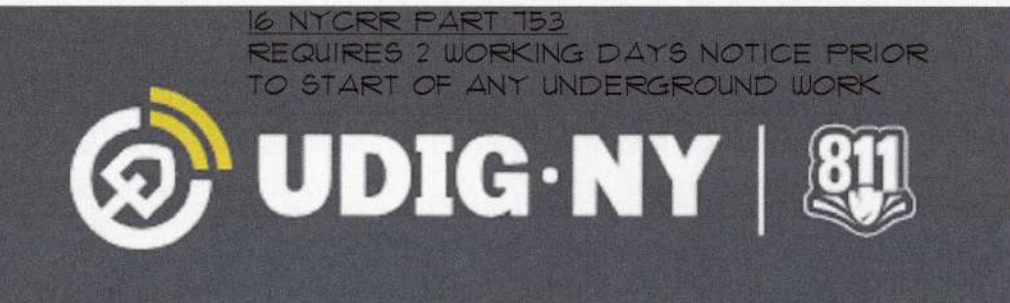
SITE PLAN DATA DERIVED FROM
PLAN BY
GREGORY CACCIOPOLI, P.E.
441 CENTRAL PARK AVE., SUITE 1238
SCARSDALE, NY 10583
914-689-0220
DATED 12/4/24

ADJACENT PROPERTY OWNERS

- | | |
|---|--|
| 1. Fishkill Center Assoc LLC
64 Main Street
Millburn, NJ 07041
For Property: 133001-6155-07-687164 | 11. John Speziale
36 Jackson Street
Fishkill, NY 12524
For Property: 133001-6155-07-148664 |
| 2. Fishkill Route 52 LLC
1 New King Street
West Harrison, NY. 10604
For Property: 133001-6155-07-688026 | 12. Steven Filatowski
38 Jackson Street
Fishkill, NY 12524
For Property: 133001-6155-07-135811 |
| 3. The Commons at Fishkill
Condominiums
Cary Avenue
For Property: 133001-6155-07-116843 | 13. Michael Holden
42 Jackson Street
Fishkill, NY 12524
For Property: 133001-6155-07-126873 |
| 4. 10 Cary Avenue LLC
1 New King Street
West Harrison, NY. 10604
For Property: 133001-6155-07-132856 | 14. Joann Brown Trustee
27 Westan Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-126873 |
| 5. Thor Mikelic
69 Broad Street
Fishkill, NY 12524
For Property: 133001-6155-07-138648 | 15. 1012-1018 Main Street LLC
21 Sabra Lane
Wappingers Falls, NY 12590
For Property: 133001-6155-07-126873 |
| 6. Anthony Sorci
7 Cary Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-132856 | 16. Gary Lockwood
48 Jackson Street
Fishkill, NY 12524
For Property: 133001-6155-07-132856 |
| 7. Theresa Cuchelo
9 Cary Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-125858 | 17. Theresa Cuchelo
9 Cary Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-125858 |
| 8. Hudson Venture Capital LLC
11 Cary Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-119862 | 18. Hudson Venture Capital LLC
11 Cary Avenue
Fishkill, NY 12524
For Property: 133001-6155-07-119862 |
| 9. 1012-1018 Main Street LLC
21 Sabra Lane
Wappingers Fall, NY 12590
For Property: 133001-6155-07-106810-0001/0002 | 19. 1012-1018 Main Street LLC
21 Sabra Lane
Wappingers Fall, NY 12590
For Property: 133001-6155-07-106810-0001/0002 |
| 10. Anthony Kalbfus
34 Jackson Street
Fishkill, NY 12524
For Property: 133001-6155-07-135862 | 20. Anthony Kalbfus
34 Jackson Street
Fishkill, NY 12524
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 (24.21) | EXISTING SPOT ELEVATION | ○ MH | EXISTING SANITARY MANHOLE |
| x 24.71 | 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 |
| HF/LP | HIGH POINT/LOW POINT | FVC | POLYVINYL CHLORIDE (PLASTIC) PIPE |
| HFS | 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 |
| | | — FM — | PROPOSED SANITARY FORCE MAIN |



SCHEDULE OF DRAWINGS

SHEET NO.	DRAWING NO.	TITLE
1	CS-1	COVER SHEET
2	SP-1	SITE PLAN
3	PS-1	PARKING STUDY PHOTOS
4	FP-1	PROPOSED FLOOR PLAN
5	SP-100.00	SITE PLAN DIAGRAM & GREASE TRAP LOCATION

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
387 Windsor Highway
Fishkill, NY 12524
845-597-0130
Email: charlesmay@cpma.com Website: www.charlesmayassociates.com



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

DATE	DRAWN	CHECKED
4/25	JDC	CFM

SCALE: NTS
SHEET TITLE
COVER SHEET

PROJECT NUMBER
2024-15
DRAWING NUMBER
CS-1
SHEET 1 OF 5