

**VILLAGE OF FISHKILL
APPLICATION DATA FORM**

1. IDENTIFICATION OF OWNER/APPLICANT

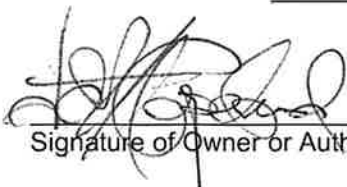
A.	Name of Owner of Property:	C & J Properties of Fishkill, LLC	
	Address of Owner:	1183 Main Street Fishkill, NY 12524	
	Telephone Number:	(contact architect or engineer)	
B.	Applicant, if other than Owner	James Copeland / Hudson Design Architecture DPC	
	Address of Applicant	3052 Route 9 Cold Spring, NY 10516	
	Telephone Number:	(845) 424-4810	
		<u>Architect</u>	<u>Engineer & Surveyor</u>
C.	Authorized Representative(s)	Hudson Design Architecture DPC	Badey & Watson, D.P.C.
	Address of Representative(s)	3052 Route 9 Cold Spring, NY 10516	3063 Route 9 Cold Spring, NY 10516
	Telephone Number(s)	(845) 424-4810	(845) 265-9217

2. IDENTIFICATION OF PROPERTY

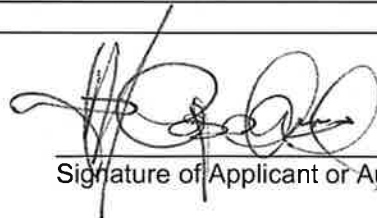
A.	Street(s) which Property Abuts	Main Street (lot abutting owners, to the east of #1183)
B.	Tax Map Designation:	6155 - 08 - 924968
C.	Zoning of Property:	Village Center Business District (VC-BD)
D.	Size of Property(acres/sq. feet)	37,847 sq. ft. (0.869 ac)

3. IDENTIFICATION OF PROJECT

A.	Name of Application	C & J Properties of Fishkill LLC - Site Plan Application		
B.	Approvals Sought (check as many as apply):			
	☐ Preliminary Subdivision	☒ Special Permit	☒ Site Plan	
	☐ Final Subdivision	☐ Sign Permit	☒ Cert. of Appropriateness	
	☐ Area Variance	☐ Use Variance		
C.	Description of Project:			
	Proposed restaurant with four (4) attached dwelling units on the second floor to be served by municipal water and sewer.			



Signature of Owner or Authorized Rep.



Signature of Applicant or Authorized Rep.

NOTE: NO SIGNS WILL BE REVIEWED UNLESS THE OWNER IS PRESENT AT THE SCHEDULED MEETING.

NOTE: ALL COMPLETED APPLICATIONS MUST BE RECEIVED BY THE PLANNING BOARD/ZONING BOARD SECRETARY AT LEAST FOURTEEN (14) BUSINESS DAYS IN ADVANCE OF THE APPLICABLE BOARD'S MEETING FOR PLACEMENT ON THE MEETING AGENDA.

Received by: _____

Application Fee(s): _____

Total Initial Escrow Deposit: _____

VILLAGE OF FISHKILL
APPLICATION CHECKLIST:

SITE PLAN

NAME OF APPLICATION: C & J Properties of Fishkill, LLC - Site Plan Application

DESCRIPTION OF THE PROPOSED SITE MODIFICATIONS:

Proposed restaurant with four (4) attached dwelling units on the second floor to be served by municipal water and sewer.

SUBMISSION REQUIREMENTS

The application for site plan approval will not be accepted for Planning Board review unless all items identified below are supplied and so indicated with a check mark in the blank line provided. If a particular item is not relevant to the subject property or the proposed site plan, the letters "NA" should be entered instead. Applicants are advised to review Article X, Site Plans, of the Village of Fishkill Zoning Code for a complete enumeration of pertinent requirements and standards prior to making application for site plan approval.

The information to be supplied as part of an application for site plan approval shall include the following information:



Indicate whether signage is proposed as part of the site modifications. If signage is proposed a completed Sign Permit application is required.



Confirm whether the project site is located within the Historic Preservation Overlay Zone (a map is available in Village Hall). If the proposed project is located within the Historic Preservation Overlay Zone a Certificate of Appropriateness will be required from the Planning Board and a completed Certificate of Appropriateness application must be submitted.



Full Environmental Assessment Form.



Vicinity map showing the subject property and all properties, subdivisions, streets and easements within two-hundred and fifty (250) feet of Applicant's property.



Topographic survey of the property at a contour interval of two (2) feet, showing the existing surface grade of the land, the location of natural features such as streams, swamps, rock outcrops and major trees eight (8) inches or more in diameter as measured three (3) feet above the ground, and the location of existing site improvements.

A detailed site plan showing:

- ☒ Location, proposed use, and height and dimensions of all buildings and color rendering;
- ☐ Location of all parking and truck loading areas with access and access drives;
- ☐ Location of outdoor storage, if any;
- ☐ Location and type of recreation facilities, if any;
- ☒ Location and size of all existing or proposed site improvements, including drains, catch basins, culverts, retaining walls and fences;
- ☒ Description of method of water supply and sewage disposal, and location of such facilities, including inverts of all manholes, water lines, sewer lines, catch basins, foundation elevations, description and method of supply for utilities including necessary studies and computations;
- ☒ Location and proposed development of buffer areas and landscaping including a planting key which identifies the type, quantity and size of all proposed planting materials;
- ☒ Location and design of lighting facilities, including details of all proposed lighting showing their height, appearance, power and shielding;
- ☒ Front, side and rear lot setback distances for main building and accessory buildings;
- ☒ Screened refuse collection area;
- ☐ Form for endorsement by Planning Board Chairman, as follows:

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK, ON THE _____ DAY OF _____ 20____, 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

A table demonstrating compliance with the applicable zoning requirements including computation of proposed:

- ☒ Building floor area for each type of proposed use;
- ☒ Building coverage;
- ☒ Building footprint (in LC-SB and LC-CB zones);
- ☒ Lot coverage;
- ☒ Required parking spaces and loading spaces.

For industrial or business uses:

- ☐ Specific uses proposed;
- ☐ Number of employees for which the buildings are designed;
- ☐ Type of power to be used for any manufacturing processes;
- ☐ Type of waters or by-products to be produced by any manufacturing process, and proposed method of disposal of such wastes or by-products.

The Planning Board may require additional information as they deem necessary in order to decide on the Application. Upon request of the Applicant, the Planning Board may waive submission of all or part of the above-described information or material if the Board finds that such matter is not necessary to make a decision upon the application.

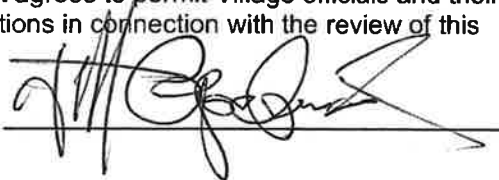
All application materials shall identify the name of the application, the name of the person/firm which prepared it, and the date/latest revision date of preparation. Sketches, plans and sign specifications shall be drawn to scale. All plans shall be prepared by a certified individual or firm, such as a professional engineer or registered architect.

Ten (10) copies of the application shall be submitted to the Planning Board Secretary for distribution to the Village Building Inspector, Planning Board, Village Consultants.

A check for the required application fee and escrow account fee, payable to the Village of Fishkill in the amount specified in Article XV "Fees" in the Village Zoning Code shall be submitted to the Planning Board Secretary.

By making this application, the undersigned Applicant agrees to permit Village officials and their designated representatives to conduct on-site inspections in connection with the review of this application.

Signature of Applicant or Authorized Representative:



Date:

7-3-25

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: C & J Properties of Fishkill, LLC - Site Plan Application		
Project Location (describe, and attach a general location map): Main Street, Fishkill (see map provided)		
Brief Description of Proposed Action (include purpose or need): Proposed restaurant with four (4) attached dwelling units on the second floor to be served by municipal water and sewer facilities.		
Name of Applicant/Sponsor: C & J Properties of Fishkill, LLC	Telephone: --	
	E-Mail: --	
Address: 1183 Main Street		
City/PO: Fishkill	State: NY	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role): James Copeland, RA Principal - Hudson Design Architecture DPC	Telephone: (845) 424-4810	
	E-Mail: jcopeland@hudsondesign.pro	
Address: 3052 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): --	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Village of Fishkill Planning Board - Site Plan & Special Use Permit	
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No	Village of Fishkill Zoning Board of Appeals (To Be Determined)	
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	County Planning Section 239-L & -M referral	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	New Your State Department of Transportation - Highway Work Permit	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

If Yes, what is the zoning classification(s) including any applicable overlay district?

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

C.4 Existing community services

C.4. Existing community services.

Village of Fishkill Police Department, New York State Police

Village of Fishkill Fire Department - Protection Engine Co. #1, Mobile Life Support Services Station 20

Sarah Taylor Park

D. Project Details

D.1. Proposed and Potential Development

Residential (Dwelling units when attached to a nonresidential use - Special Use Permit)

b. Total acreage to be physically disturbed?	0.850 acres
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Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units,

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

iii. Number of lots proposed? _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	Four (4) 2-bedroom Apartments
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	n/a

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>One (1)</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>25.8</u> height; <u>60.2</u> width; and <u>85.1</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>7,000 (3,500 + 3,500)</u> square feet (Commercial + Residential)	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 4,568 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: _____ Village of Fishkill Water Department
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 4,568 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____ Jackson Street Wastewater Treatment Facility
- Name of district: _____ Village of Fishkill Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ n/a _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ n/a _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☒ No ☐ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No
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g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☐ No ☐ Yes ☐ No
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h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☒ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ n/a iii. Parking spaces: Existing <u>Zero (0)</u> Proposed <u>40</u> Net increase/decrease <u>40</u> iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: n/a vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ 210,450 kWh (43.5 kWh per square foot per year + 850 kWh per 2-bedroom apartment per month) ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Central Hudson Gas & Electric Corp. iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:30 am - 3:30 pm</u> • Saturday: <u>8:30 am - 2:30 pm</u> • Sunday: <u>n/a</u> • Holidays: <u>n/a</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>11:00 am - 9:00 pm</u> • Saturday: <u>11:00 am - 9:00 pm</u> • Sunday: <u>12:00 pm - 8:00 pm</u> • Holidays: <u>Closed</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:30 am - 3:30 pm</u> • Saturday: <u>8:30 am - 2:30 pm</u> • Sunday: <u>n/a</u> • Holidays: <u>n/a</u>	ii. During Operations: • Monday - Friday: <u>11:00 am - 9:00 pm</u> • Saturday: <u>11:00 am - 9:00 pm</u> • Sunday: <u>12:00 pm - 8:00 pm</u> • Holidays: <u>Closed</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: During excavation of foundation and installation of utilities - diesel-power/hydraulic heavy equipment (1 month), during construction of mixed-use building - manual/electric/pneumatic hand tools (12 months). ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Security lighting on the building and in the parking lot shall be downward facing and shall not spill onto the residential properties to the north. ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____ ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 17.5 tons per _____ year (unit of time) (5#/square feet of new construction) • Operation : _____ 44.8 tons per _____ year (unit of time) (75,000#/year + 10#/day/apartment) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: -- _____ • Operation: -- _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ Roll-off container - Royal Carting Service Co. _____ • Operation: _____ Front load dumpster - Royal Carting Service Co. _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	--	0.695	+ 0.695
• Forested (Vac wooded lot w/ grass/brush understory)	0.869	0.019	- 0.850
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	--	--	-
• Agricultural (includes active orchards, field, greenhouse etc.)	--	--	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	--	--	-
• Wetlands (freshwater or tidal)	--	--	-
• Non-vegetated (bare rock, earth or fill)	--	--	-
• Other Describe: <u>Lawn/landscaping</u>	--	0.155	+ 0.155

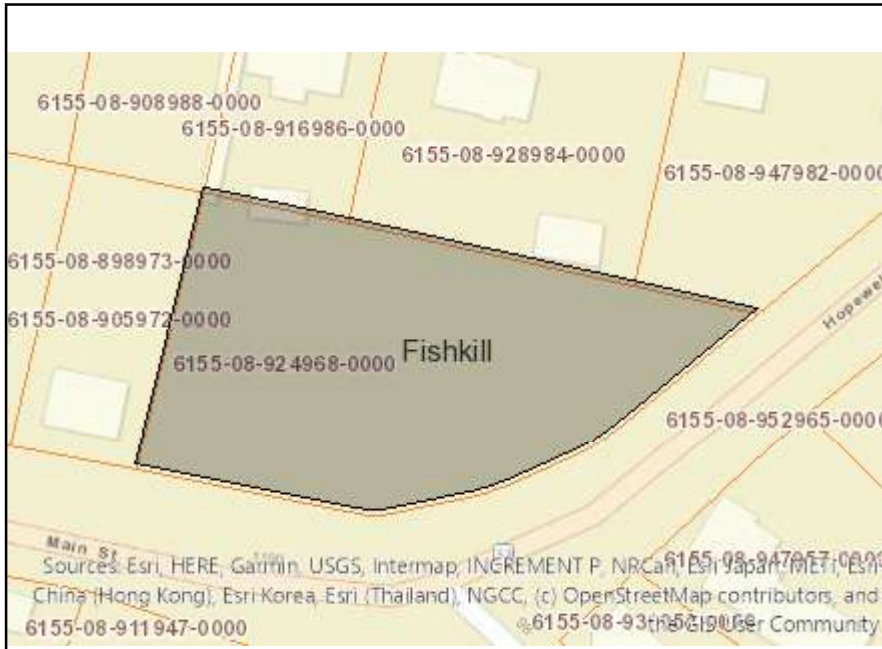
0.869

0.000

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i>	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i>	☐ Yes ☐ No
First Reformed Church & Children's Community Services, Trinity Episcopal Church, Fishkill Elementary School	
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i>	☐ Yes ☒ No
• Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet	
<i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i>	☐ Yes ☒ No ☐ Yes ☐ No
• If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>	☐ Yes ☒ No
_____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i>	☐ Yes ☒ No ☐ Yes ☐ No
☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____	
<i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____	
<i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s):	☐ Yes ☒ No
<i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ > 10 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ -- %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;">Hoosic-Urban land complex (HuA)</td> <td style="width: 5%; text-align: center;">100</td> <td style="width: 35%; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;"></td> <td style="text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="text-align: center;"></td> <td style="text-align: right;">%</td> </tr> </table>		Hoosic-Urban land complex (HuA)	100	%			%			%			
Hoosic-Urban land complex (HuA)	100	%											
		%											
		%											
d. What is the average depth to the water table on the project site? Average: _____ > 10 feet													
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☒ Well Drained:</td> <td style="width: 35%; text-align: center;">100</td> <td style="width: 35%; text-align: right;">% of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> </table>		☒ Well Drained:	100	% of site	☐ Moderately Well Drained:		% of site	☐ Poorly Drained		% of site			
☒ Well Drained:	100	% of site											
☐ Moderately Well Drained:		% of site											
☐ Poorly Drained		% of site											
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">☒ 0-10%:</td> <td style="width: 35%; text-align: center;">100</td> <td style="width: 35%; text-align: right;">% of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: center;"></td> <td style="text-align: right;">% of site</td> </tr> </table>		☒ 0-10%:	100	% of site	☐ 10-15%:		% of site	☐ 15% or greater:		% of site			
☒ 0-10%:	100	% of site											
☐ 10-15%:		% of site											
☐ 15% or greater:		% of site											
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"></td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)		
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)													
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Common urban mammals and _____ songbirds. _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No <i>i.</i> If Yes: acreage(s) on project site: _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: <i>i.</i> Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Fishkill Village District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

VISUAL COMFORT & Co.

SLO1231TXB: Small Wall Lantern



Dimensions:

Width: 8.5"
Height: 19.5"
Weight: 6.38 lbs.

Extends: 9.875'
Wire: 8" (color;Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

1 - LEDIntegrated Array 9.0w Max. 120v included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- This advanced LED technology is carefully designed and selected to consist of the highest quality LED chipsets for superior performance and reliability.
- Meets Title 24 energy efficiency standards
- Title 24 compliant high efficacy light source that is not required to be listed in the California Energy Commission Appliance database.

Collection: Warren

UPC #:014817656664

Finish: Textured Black (TXB)

Material List:

1 Body - StoneStrong - Textured Black

Safety Listing:

Safety Listed for Wet Locations

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear	4			6.38	10.88					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	7.88	5.88	1.0		9.38	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	SLO1231TXB	1	014817656664	19.0	13.0	12.9	1.84	11.0	0	Yes
Master Pack	SLO1231TXB	0	10014817656661							No

TREE LEGEND

OK14TW
— ATTRIBUTE (TW = TWN)
— CALIPER (14 = 14")
— SPECIES (OK = OAK)
— TREE LOCATION

KEY

SPECIES

AL ALANTRUS
BL BOX ELDER
CP CALLERY PEAR
EL ELM
HM HEMLOCK

LC LOCUST
MA MAPLE
MU MULBERRY
OK OAK
WN WALNUT

ATTRIBUTES

BK BROKEN
OP CLUMP
DA DAMAGED
DE DEAD
*DB DOUBLE
*FV FALLEN

QU QUINTUPLE
QU QUADRUPLE
SP STUMP
TR TRIPLE
*TW TWIN

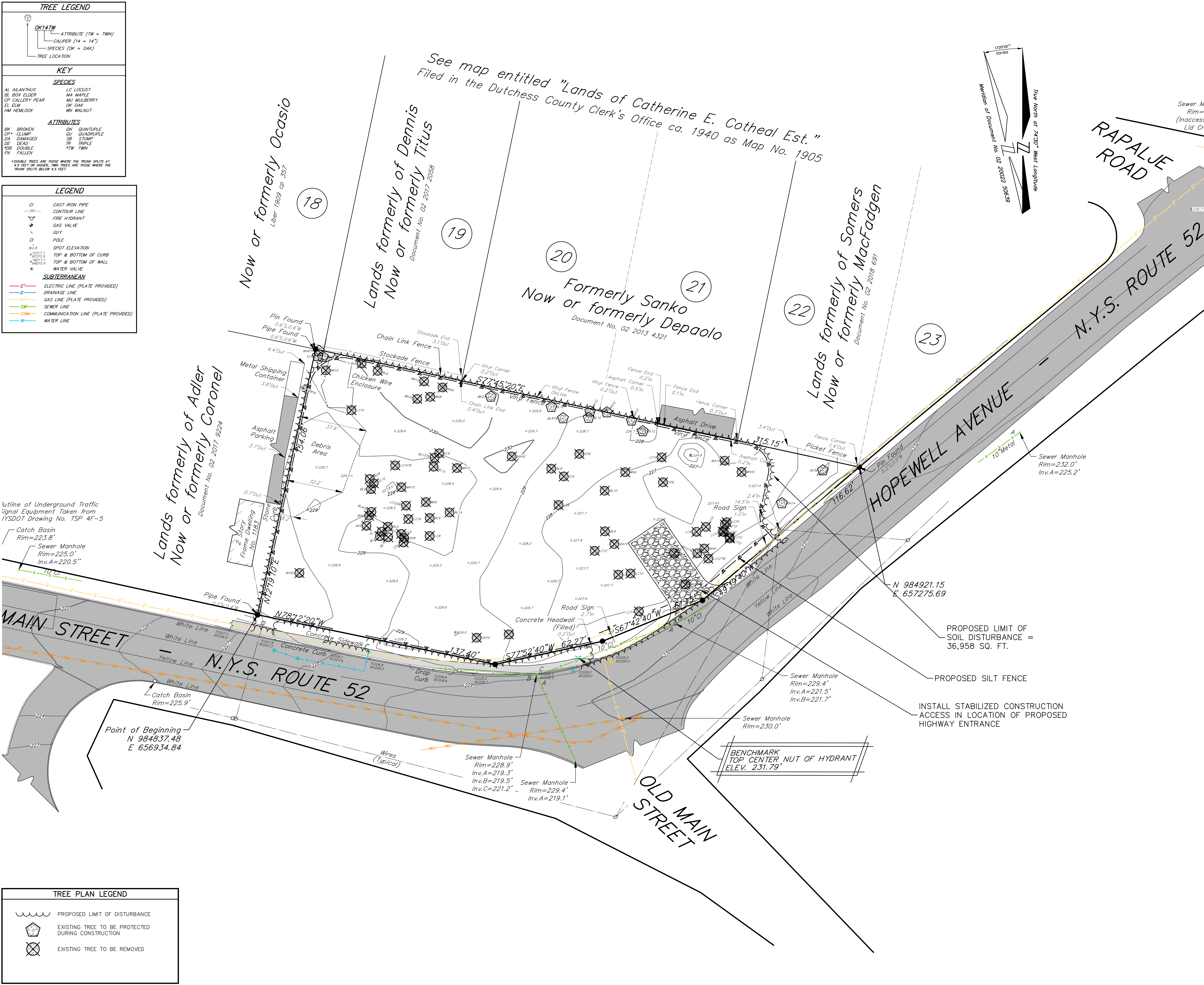
*DOUBLE TREES ARE THOSE WHERE THE TRUNK SPLITS AT 4.5 FEET OR HIGHER, TWIN TREES ARE THOSE WHERE THE TRUNK SPLITS BELOW 4.5 FEET.

LEGEND

CI — CAST IRON PIPE
— CONTOUR LINE
— FIRE HYDRANT
— GAS VALVE
— GUY
— POLE
— SPOT ELEVATION
— TOP & BOTTOM OF CURB
— TOP & BOTTOM OF WALL
— WATER VALVE

SUBTERRANEAN

E — ELECTRIC LINE (PLATE PROVIDED)
D — DRAINAGE LINE
G — GAS LINE (PLATE PROVIDED)
S — SEWER LINE
C — COMMUNICATION LINE (PLATE PROVIDED)
W — WATER LINE



LOCATION MAP SCALE: 1" = 2000'

VICINITY MAP SCALE: 1" = 500'

SITE DATA

TAX MAP NO: 6155-08-924968
LOT AREA: 0.869 ACRES
ZONING DISTRICT: VILLAGE CENTER BUS. (VC-BD)
OVERLAY: HISTORIC DISTRICT
PROPOSED USE: RESTAURANT/APTS. OVER
SCHOOL DISTRICT: WAPPINGERS C.S.D.
FIRE: VILLAGE OF FISHKILL FIRE DEPARTMENT
AMBULANCE: MOBILE LIFE SUPPORT SERVICES
SUBDIVISION: NOT APPLICABLE
SEWER: VILLAGE OF FISHKILL
WATER: VILLAGE OF FISHKILL

MAP NOTES

1. SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY" PREPARED FOR C & J PROPERTIES OF FISHKILL, LLC., PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED JUNE 3, 2024.

REVISIONS

DATE	DESCRIPTION
07/03/25	ORIGINAL DRAWING

PROJECT LOCATION

MAIN STREET (NYS ROUTE 52), FISHKILL
VILLAGE OF FISHKILL
TOWN OF FISHKILL
COUNTY OF DUTCHESS
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A GROUND-FLOOR RESTAURANT WITH ATTACHED RESIDENTIAL DWELLING UNITS ON THE SECOND FLOOR REQUIRING A SPECIAL USE PERMIT FROM THE VILLAGE OF FISHKILL PLANNING BOARD

PROPERTY OWNER

C & J PROPERTIES OF FISHKILL, LLC
1183 MAIN STREET
FISHKILL, NY 12524

EXISTING CONDITIONS PLAN

SCALE: 1" = 30'

PRINTED

July 2, 2025

BADEY & WATSON
Surveying & Engineering, D.P.C.

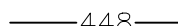
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BADEY & WATSON
Surveying & Engineering, D.P.C.

3663 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com 845.365.9217
877.3.141593 (Toll Free)

SHEET 1 OF 3

LEGEND

	PROPOSED SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED BURIED ELECTRIC SERVICE
	PROPOSED GAS SERVICE
	SILT FENCE (SEDIMENT CONTROL)
	TEMPORARY STABILIZED CONSTRUCTION AREA (SEDIMENT CONTROL)
	PROPOSED LIMIT OF DISTURBANCE
	HISTORIC PRESERVATION OVERLAY
	ZONING DISTRICT BOUNDARY
	PROPOSED MAJOR CONTOUR ELEVATION
	PROPOSED MINOR CONTOUR ELEVATION
	EXISTING & PROPOSED OPEN SPACE/LANDSCAPING
	PROPOSED MULTIPLE-USE BUILDING
	PROPOSED ASPHALT/CONCRETE/PAVER HARDSCAPE SURFACE

[illegible]

SITE DATA	
TAX MAP NO:	6155-08-924968
LOT AREA:	0.869 ACRES
ZONING DISTRICT:	VILLAGE CENTER BUS. (VC-BD)
OVERLAY:	HISTORIC PRESERVATION OVERLAY
PROPOSED USE:	RESTAURANT/APTS. OVER
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MAP NOTES

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REVISIONS	
DATE	DESCRIPTION
07/03/25	ORIGINAL DRAWING

	PROJECT LOCATION
	MAIN STREET (NYS ROUTE 52), FISHKILL VILLAGE OF FISHKILL TOWN OF FISHKILL COUNTY OF DUTCHESS STATE OF NEW YORK

PROJECT DESCRIPTION
NEW CONSTRUCTION OF A GROUND-FLOOR RESTAURANT WITH ATTACHED RESIDENTIAL DWELLING UNITS ON THE SECOND FLOOR REQUIRING A SPECIAL USE PERMIT FROM THE VILLAGE OF FISHKILL PLANNING BOARD

PROPERTY OWNER
C & J PROPERTIES OF FISHKILL, LLC 1183 MAIN STREET FISHKILL, NY 12524

PROPOSED COMMERCIAL
SITE PLAN

SCALE: 1" = 30'

PRINTED

July 2, 2025

BADEY & WATSON
Surveying & Engineering, D.P.C.

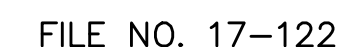
COPYRIGHT 2025 BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C.

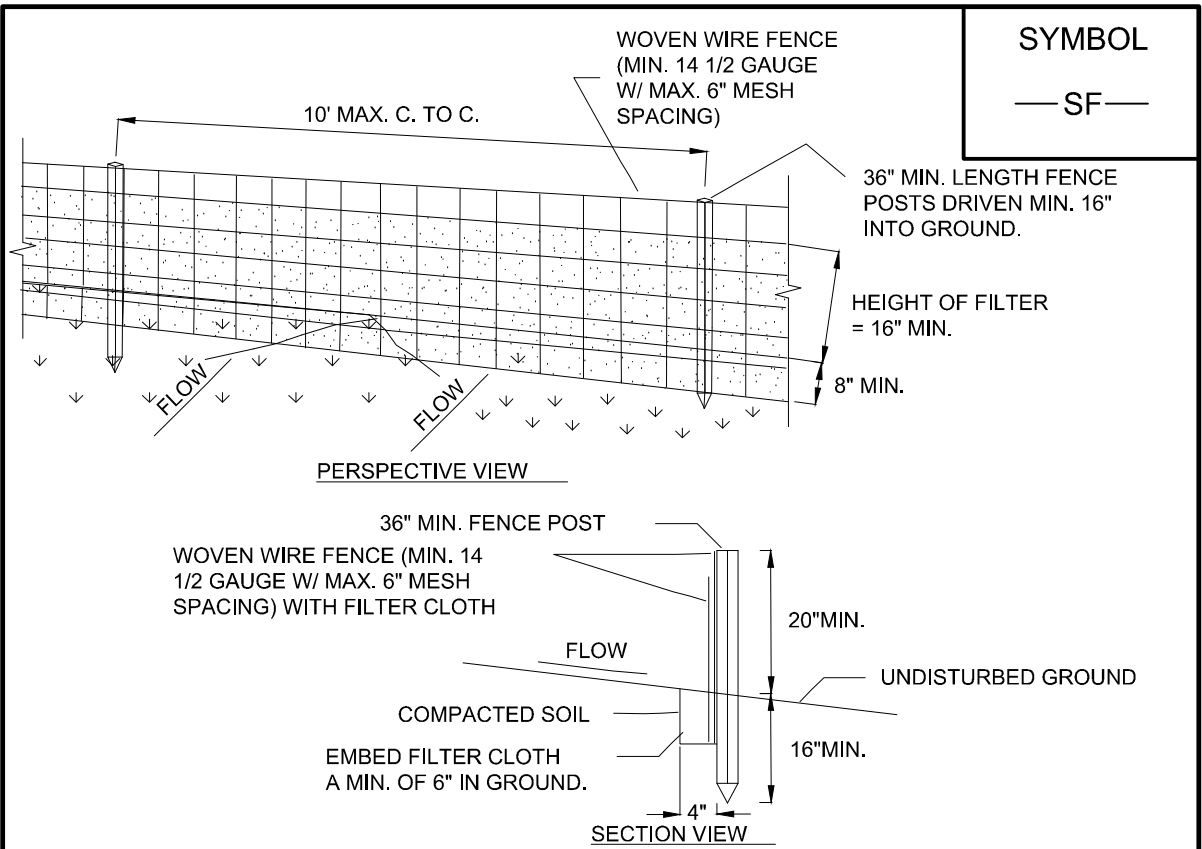

BADEY & WATSON
Surveying & Engineering, D.P.C.

3063 Route 9
 Cold Spring, NY 10516
www.Badey-Watson.com

845.265.9217
 877.3.141593 (Toll Free)

SHEET 2 OF 3

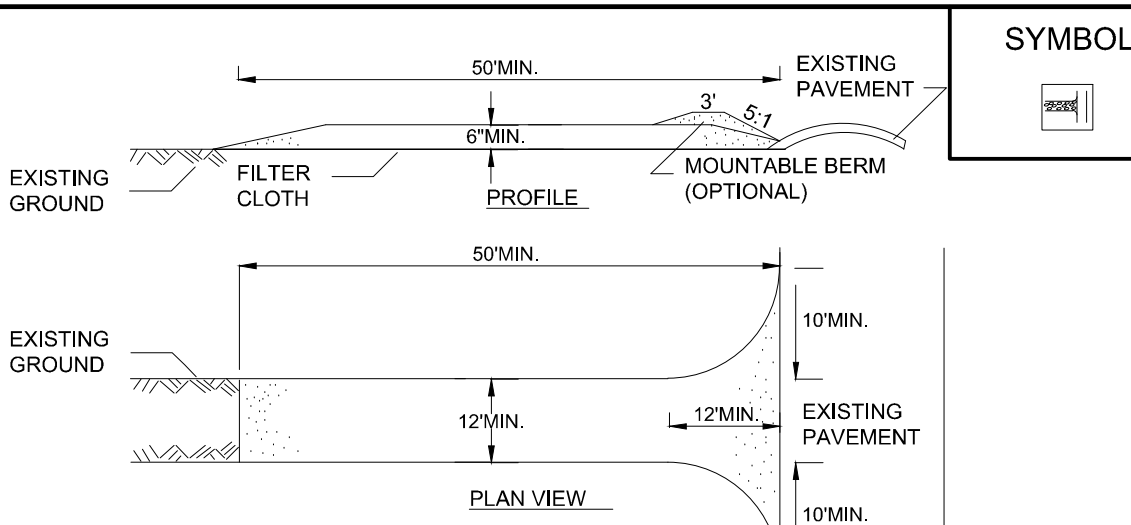




CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MP40100, STABILINKA T-400, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOTAF, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED
CONSTRUCTION
ENTRANCE

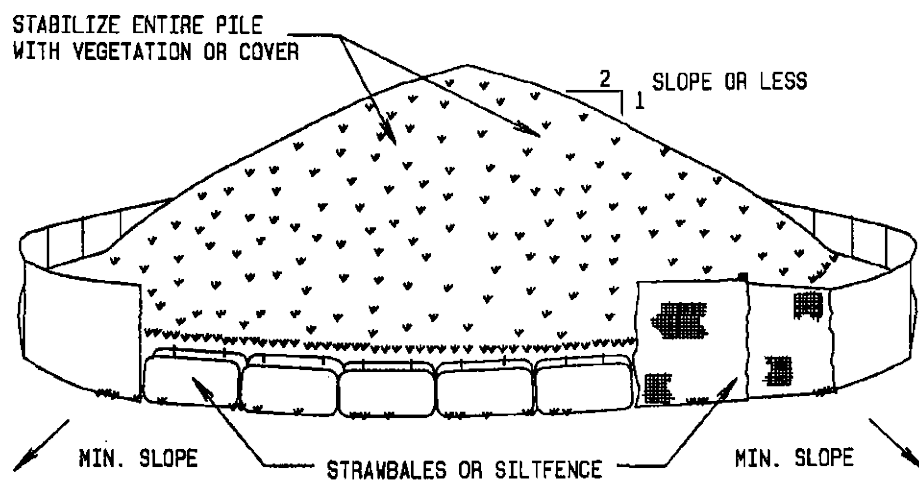
CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
3. TOPSOIL, REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCANNED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SHEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

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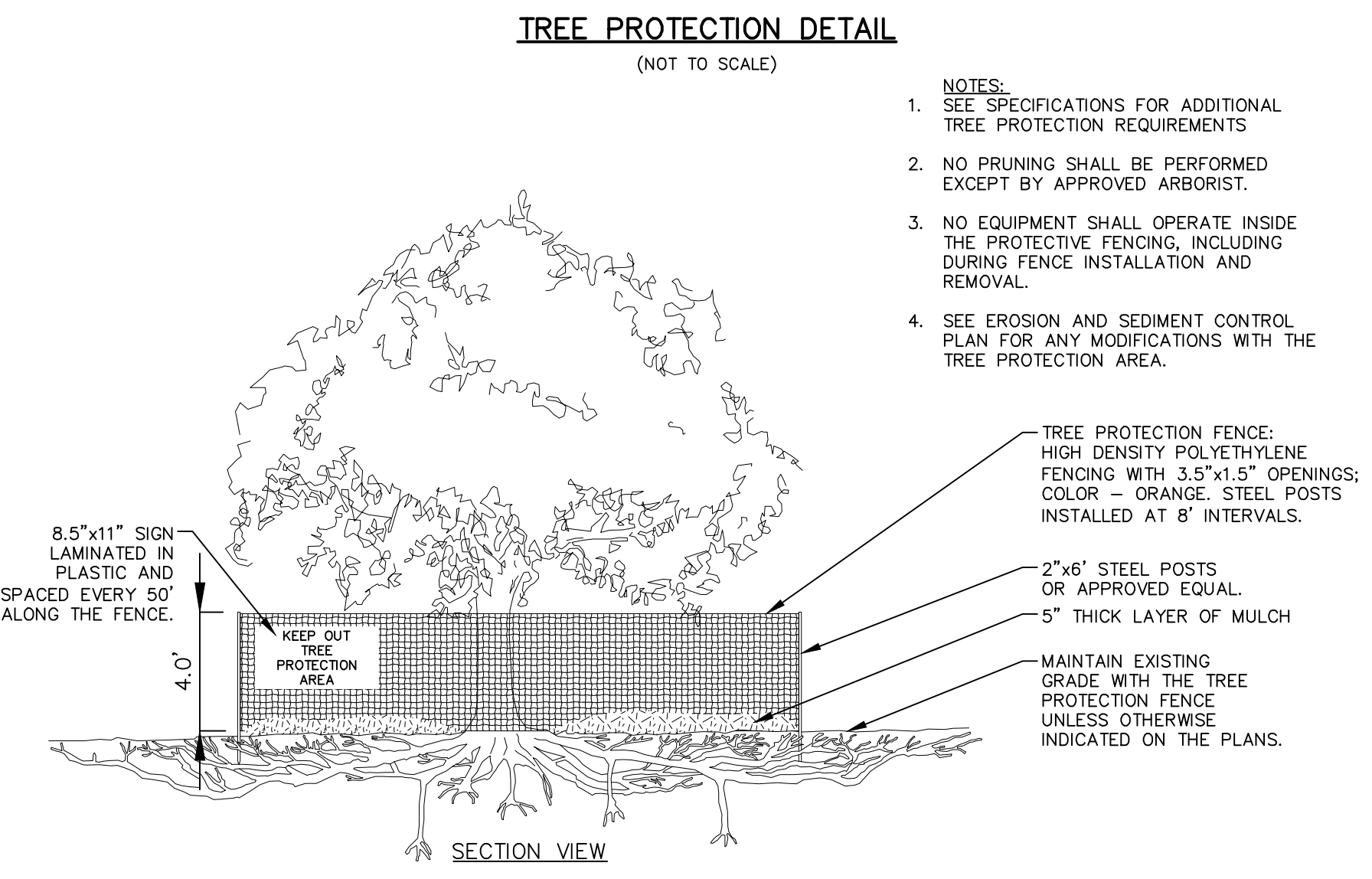
LANDGRADING
SPECIFICATIONS

Soil Stockpiling



INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILT FENCE.



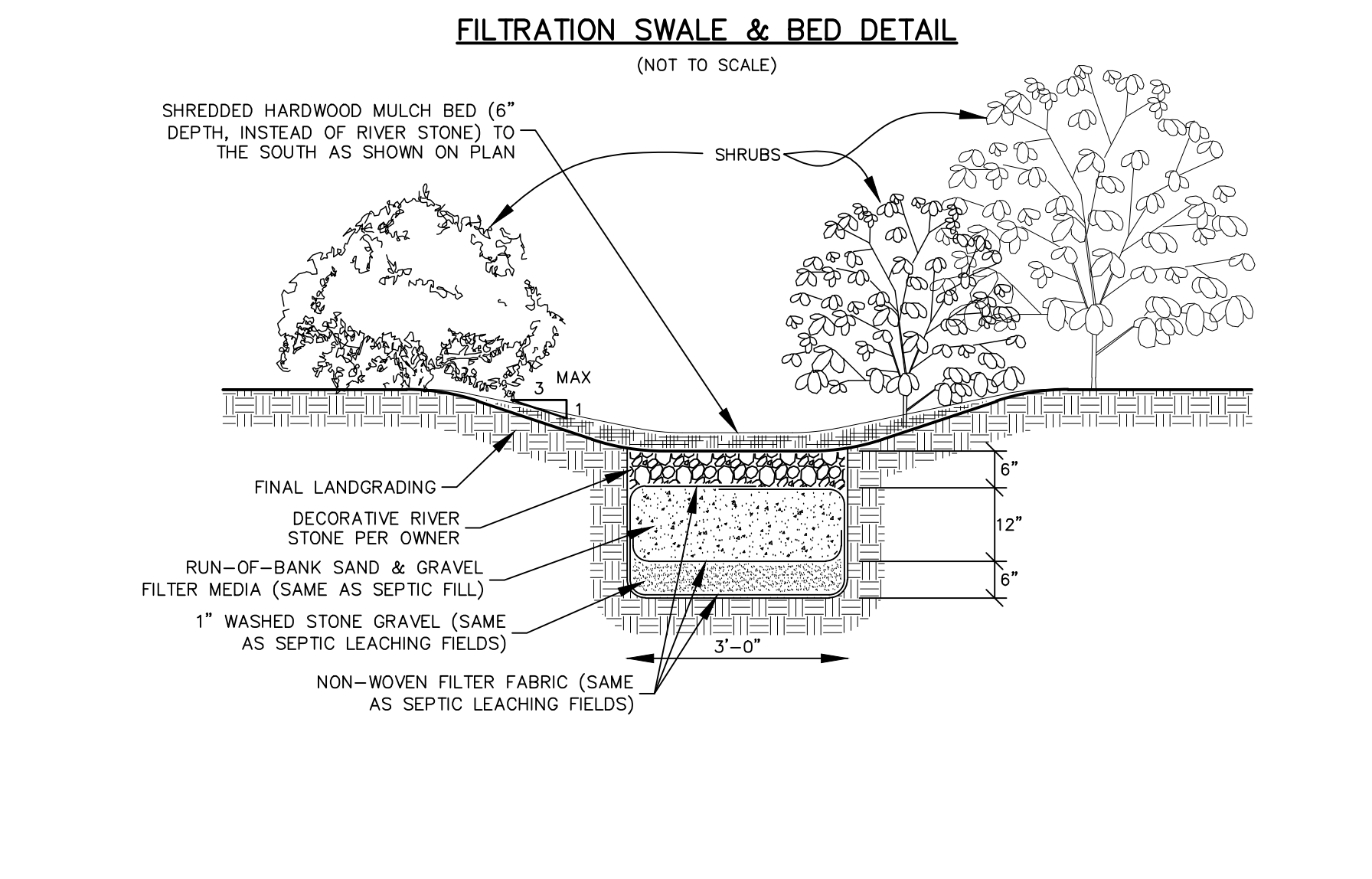
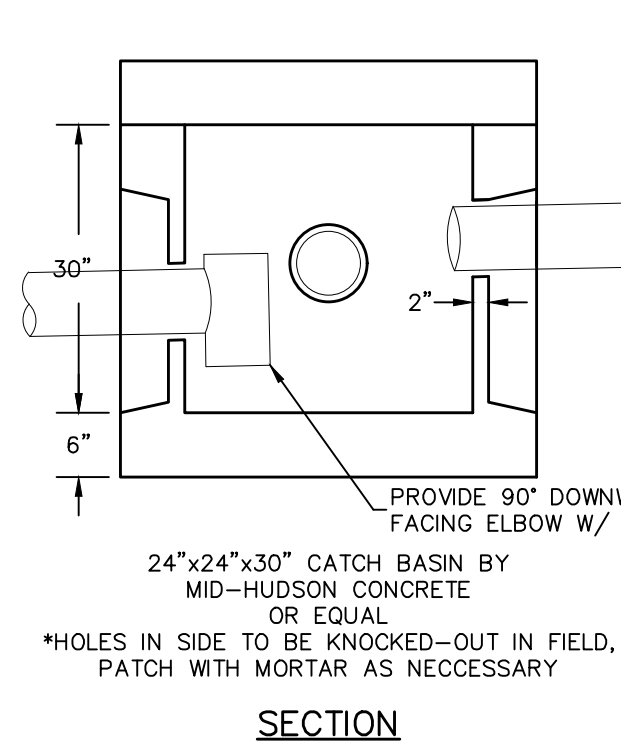
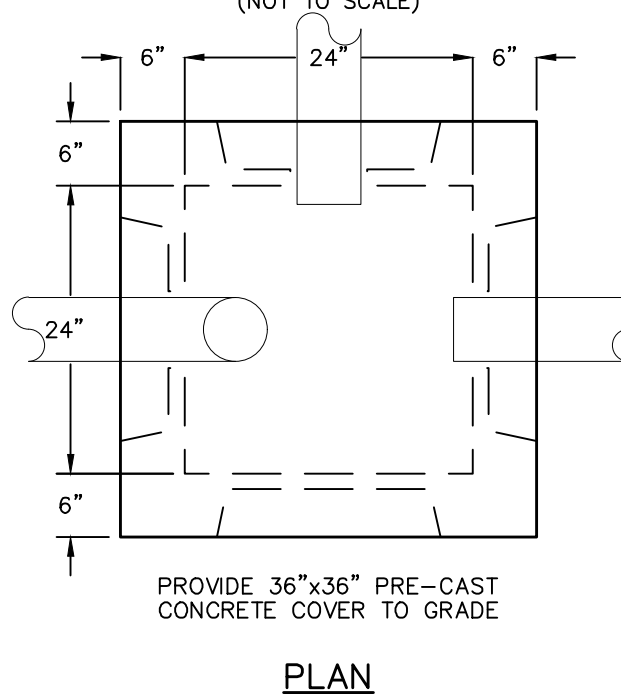
TREE PROTECTION DETAIL

(NOT TO SCALE)

- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 2. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. SEE EROSION AND SEDIMENT CONTROL PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

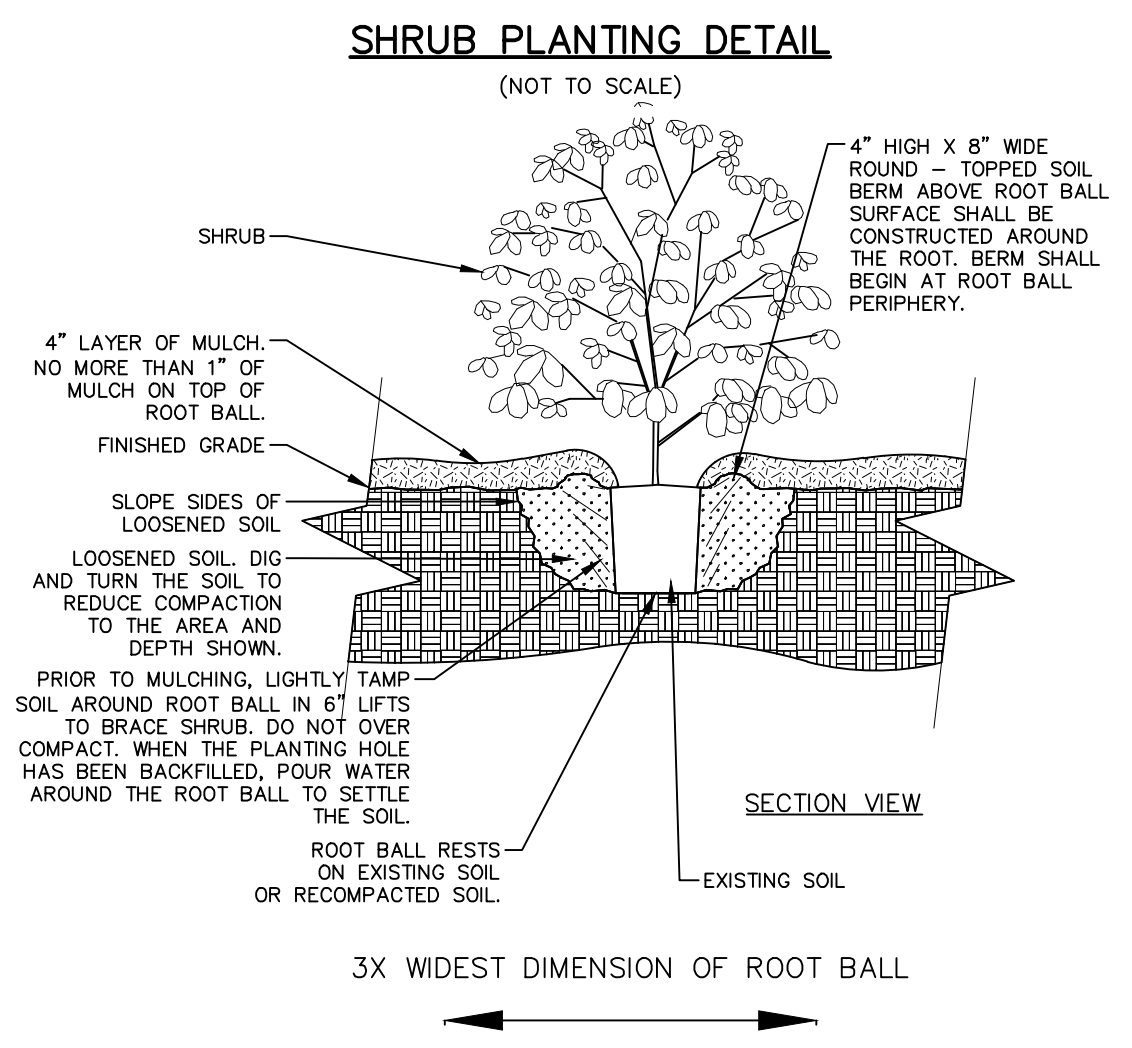
PREF-TREATMENT BASIN DETAIL

(NOT TO SCALE)



FILTRATION SWALE & BED DETAIL

(NOT TO SCALE)

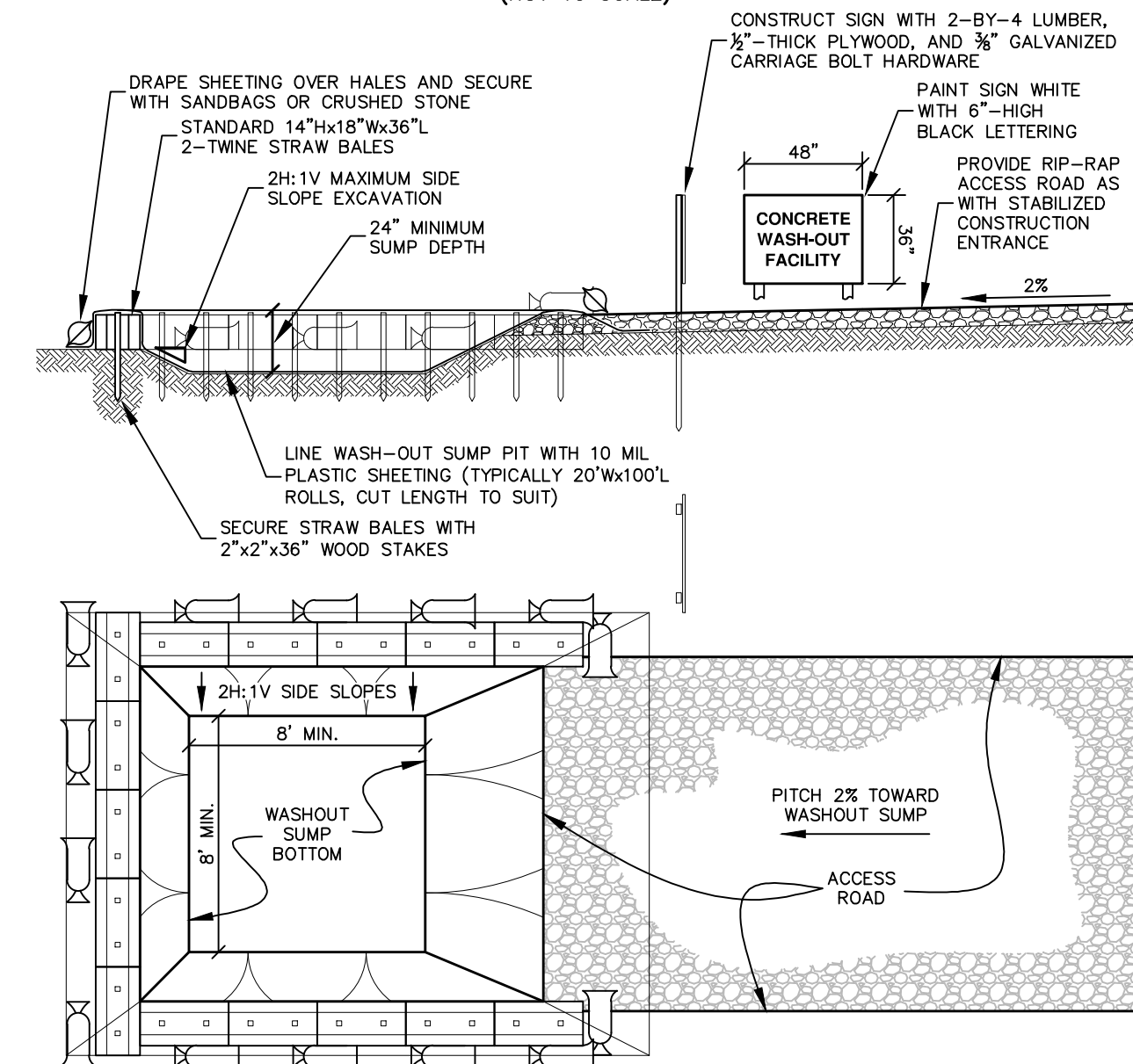


SHRUB PLANTING DETAIL

(NOT TO SCALE)

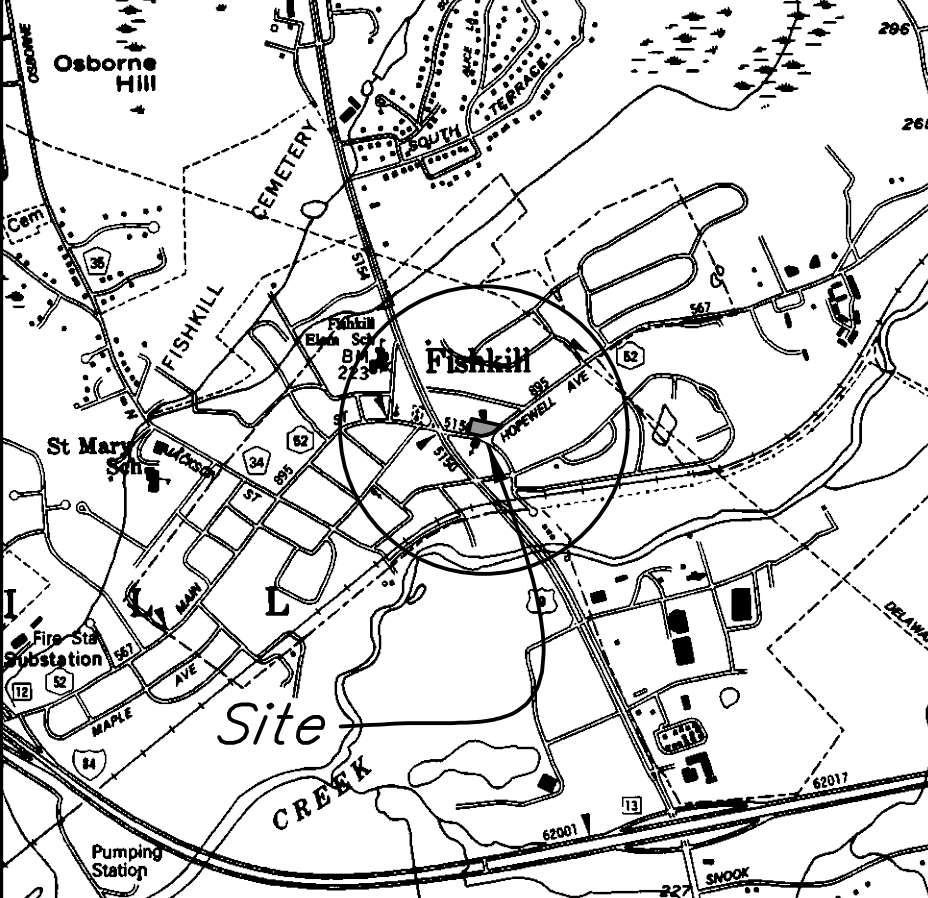
CONCRETE WASHOUT FACILITY DETAIL

(NOT TO SCALE)

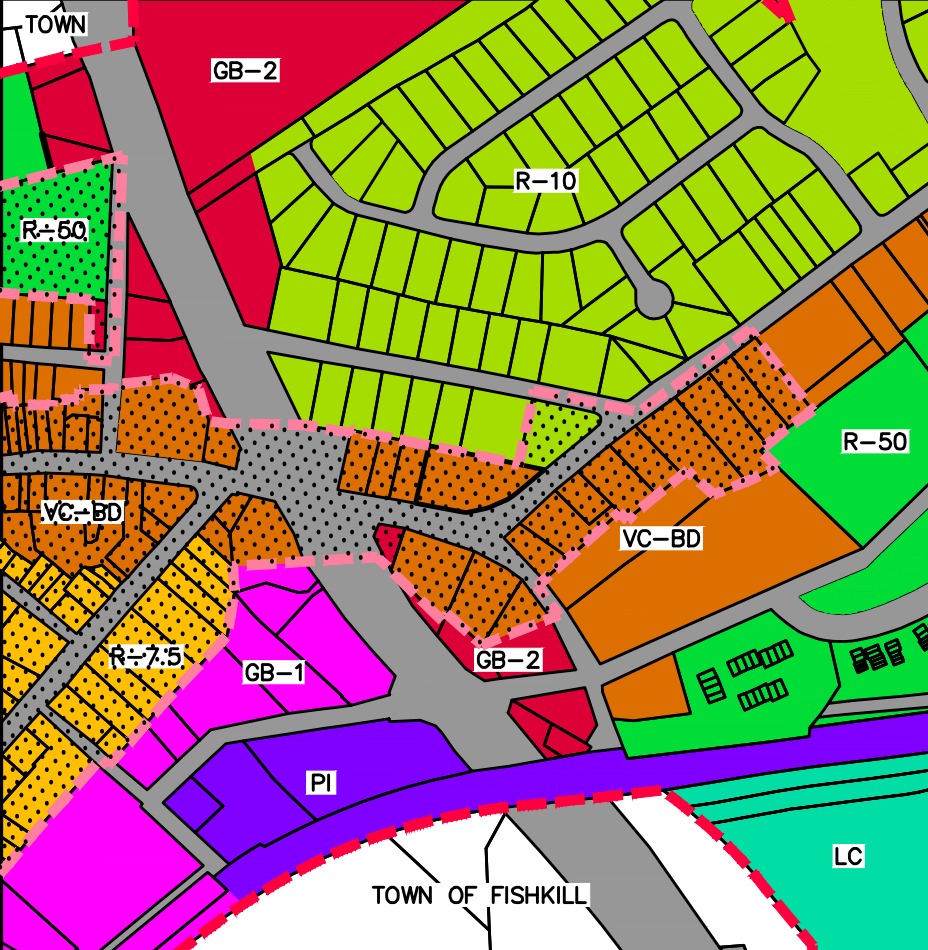


- NOTES:
1. THE CONCRETE WASHOUT FACILITY SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON-SITE. THE FACILITY SHALL BE ENTIRELY SELF-CONTAINED.
 2. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS RAINWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS A GRASS FILTER STRIP.
 3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 4. DISPOSE OF THE HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE PROJECT'S S.W.P.P. IN THAT CASE, THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH/ILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
 5. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 6. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.
 7. THE "CONCRETE WASHOUT FACILITY" SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE PIT.
 8. THE FACILITY SHALL BE LOCATED A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS AND OTHER WATER SURFACES.
 9. PREVENT SURFACE WATER FROM ENTERING THE PIT EXCEPT FOR THE ACCESS ROAD.

LOCATION MAP SCALE: 1" = 2000'



VICINITY MAP SCALE: 1" = 500'



SITE DATA

TAX MAP NO: 6155-08-924968
LOT AREA: 0.869 ACRES
ZONING DISTRICT: VILLAGE CENTER BUS. (VC-BD)
OVERLAY: HISTORIC PRESERVATION OVERLAY
PROPOSED USE: RESTAURANT/APTS. OVER SCHOOL DISTRICT: WAPPINGERS C.S.D.
FIRE: VILLAGE OF FISHKILL FIRE DEPARTMENT
AMBULANCE: MOBILE LIFE SUPPORT SERVICES
SUBDIVISION: NOT APPLICABLE
SEWER: VILLAGE OF FISHKILL
WATER: VILLAGE OF FISHKILL

MAP NOTES

1. SURVEY DATA AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR C & J PROPERTIES OF FISHKILL, LLC." PREPARED BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. DATED JUNE 3, 2024.

REVISIONS

DATE	DESCRIPTION
07/03/25	ORIGINAL DRAWING

PROJECT LOCATION

MAIN STREET (NYS ROUTE 52), FISHKILL
VILLAGE OF FISHKILL
TOWN OF FISHKILL
COUNTY OF DUTCHESS
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A GROUND-FLOOR RESTAURANT WITH ATTACHED RESIDENTIAL DWELLING UNITS ON THE SECOND FLOOR REQUIRING A SPECIAL USE PERMIT FROM THE VILLAGE OF FISHKILL PLANNING BOARD

PROPERTY OWNER

C & J PROPERTIES OF FISHKILL, LLC
1183 MAIN STREET
FISHKILL, NY 12524

CONSTRUCTION NOTES & DETAILS

SCALE: AS NOTED

PRINTED

July 2, 2025

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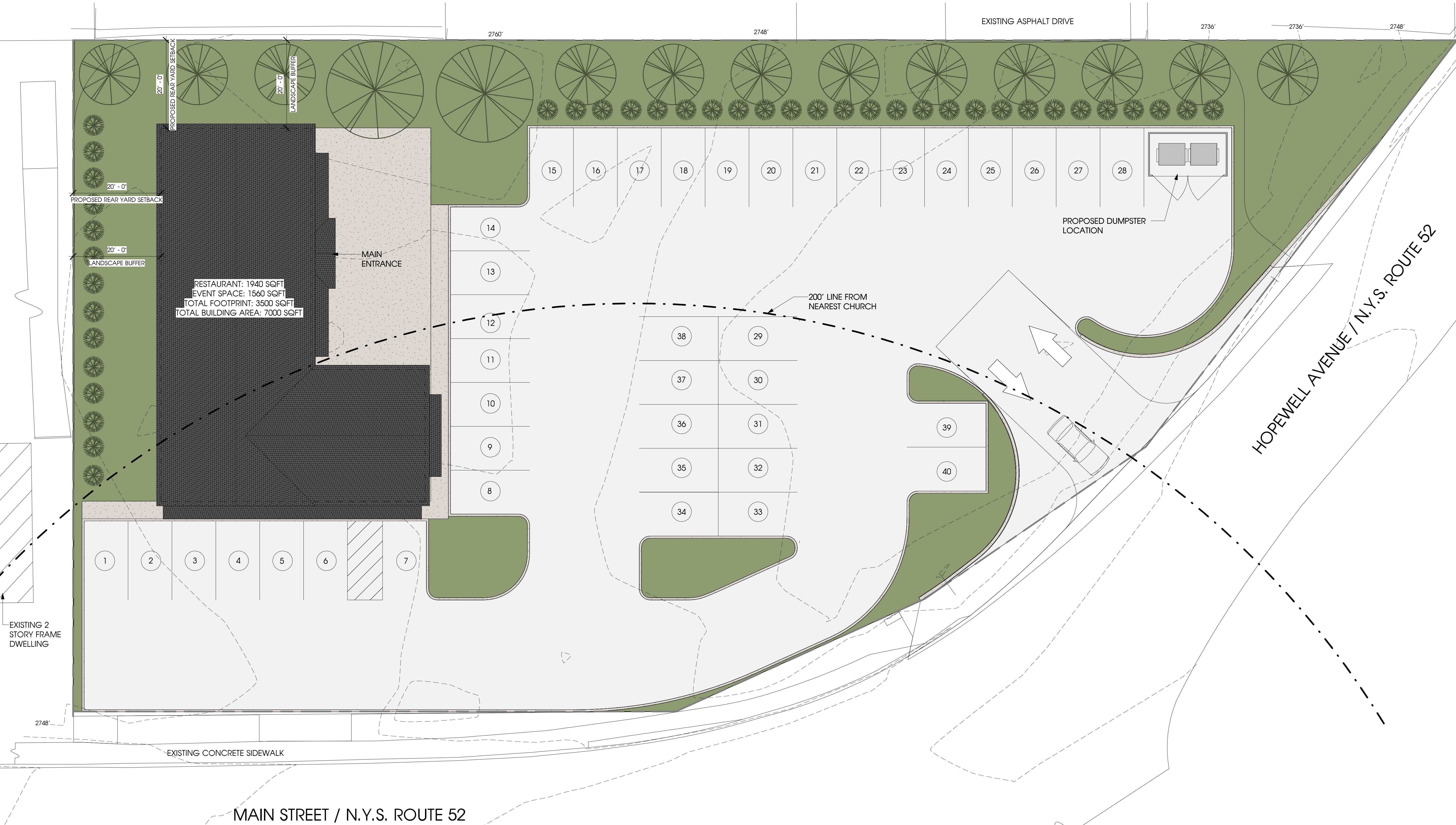
SHEET 3 OF 3

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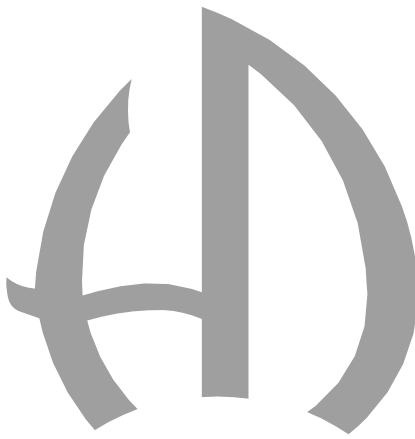
MAIN STREET
FISHKILL, NY 12524
TAX MAP ID: 6155 - 08 - 924968
ZONING DISTRICT: VILLAGE CENTER BUSINESS DISTRICT (VC-BD), HISTORIC PRESERVATION OVERLAY

DRAWING INDEX		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A-1	ARCHITECTURAL SITE PLAN	
A-2	FIRST FLOOR PLAN	
A-3	SECOND FLOOR PLAN	
A-4	EXTERIOR ELEVATIONS	



NOTE:
THE SITE PLAN INFORMATION PRESENTED WAS TAKEN FROM A SURVEY PREPARED BY
"BADEY & WATSON, SURVEYING & ENGINEERING, P.C." DATED JULY 2, 2025. REFER
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ARCHITECTURE
MASTER PLANNING
INTERIOR DESIGN



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FISHKILL, NY 12524

Proj. #24-006

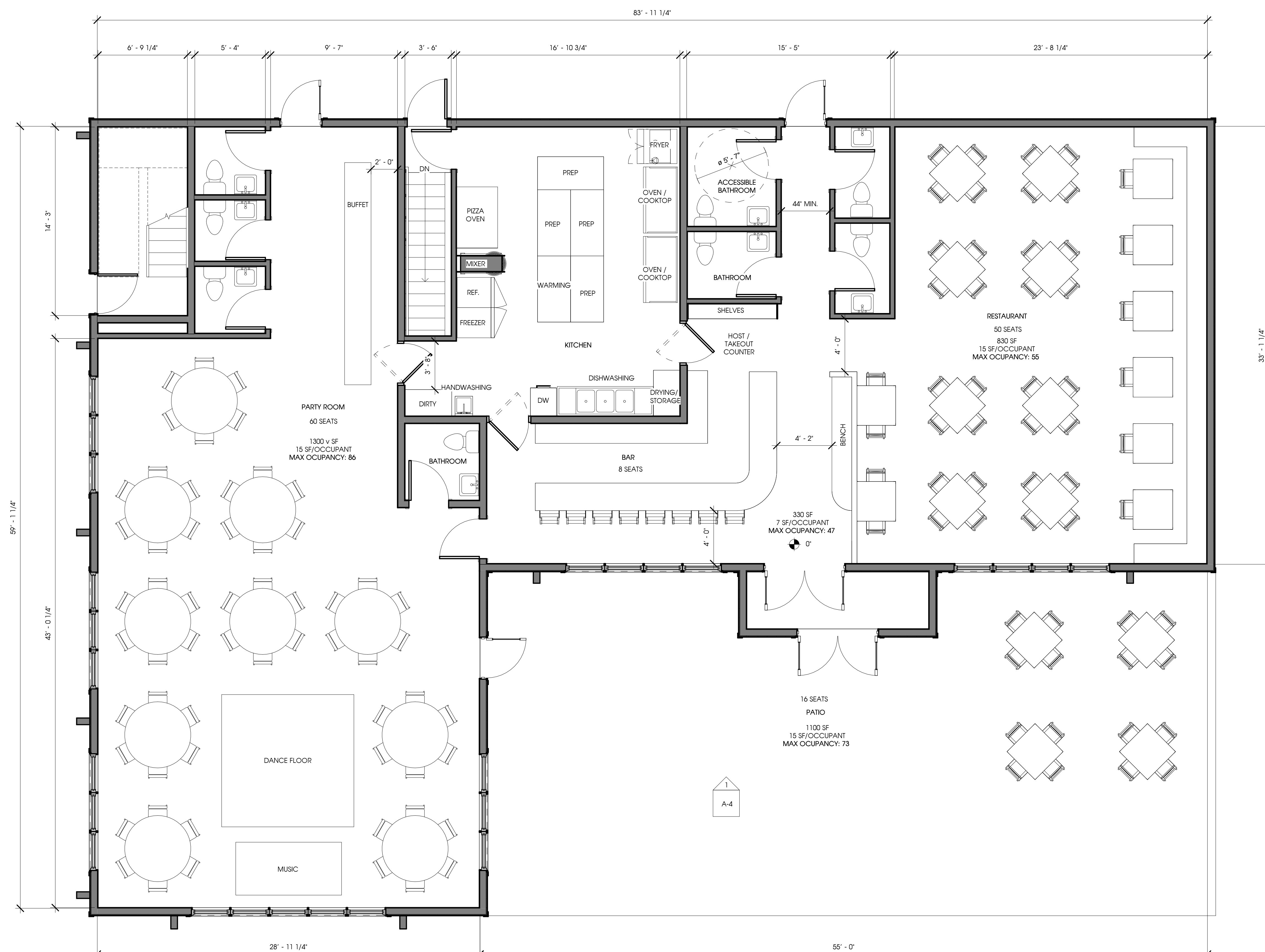
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BOARD
3 JULY 2025

ARCHITECTURAL
SITE PLAN

A-1

Proj. #24-006
C & J PROPERTIES OF FISHKILL, LLC



A-4 2

1
A-4

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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FIRST FLOOR
PLAN

A-2

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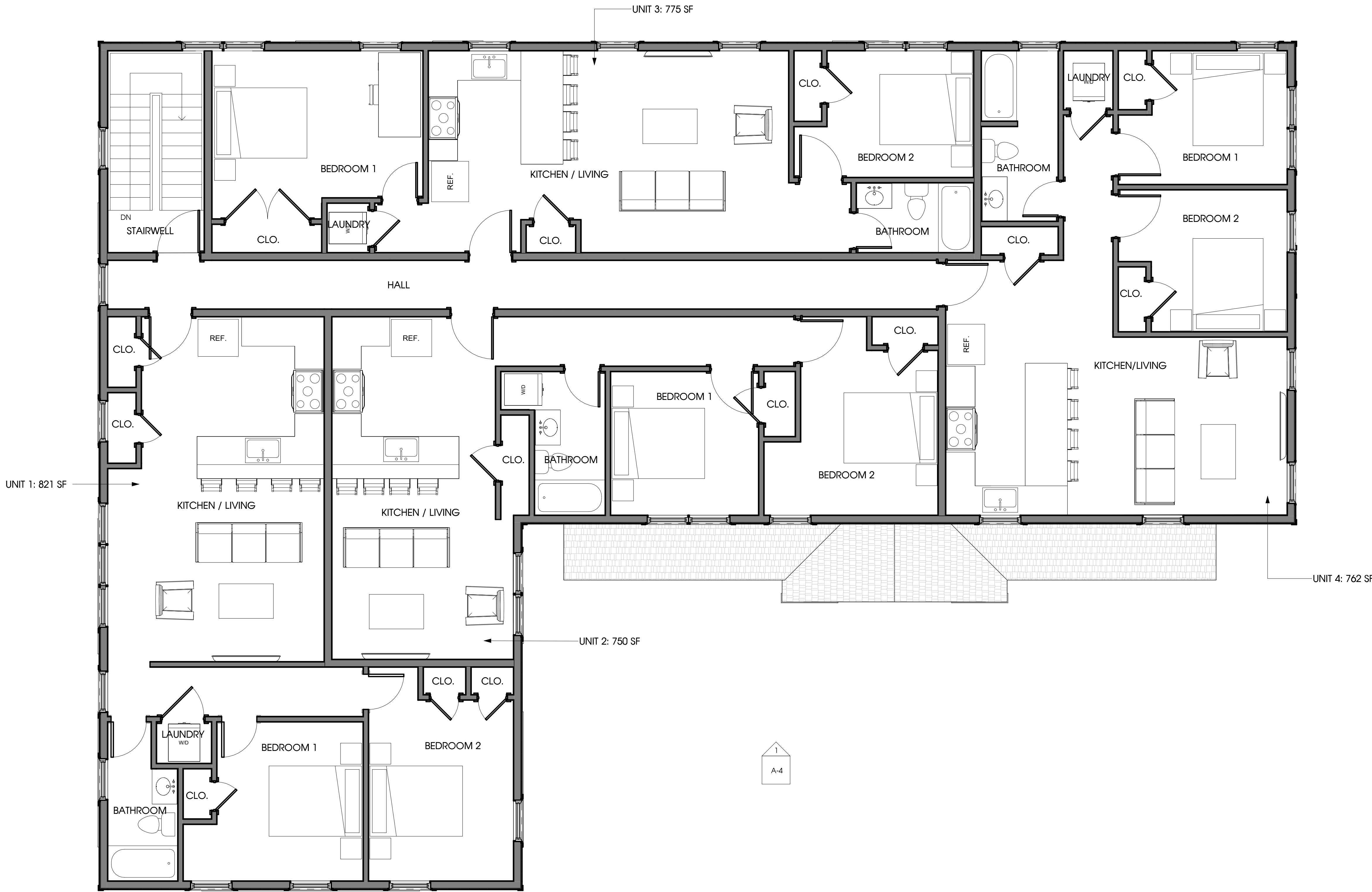
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SECOND FLOOR
PLAN

A-3

Proj. #24-006
C & J PROPERTIES OF FISHKILL, LLC



A-4 2

1
A-4

1 SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED EAST ELEVATION - FRONT FACADE
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION - FACING RT 52
1/4" = 1'-0"

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3 JULY 2025

EXTERIOR
ELEVATIONS

A-4

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