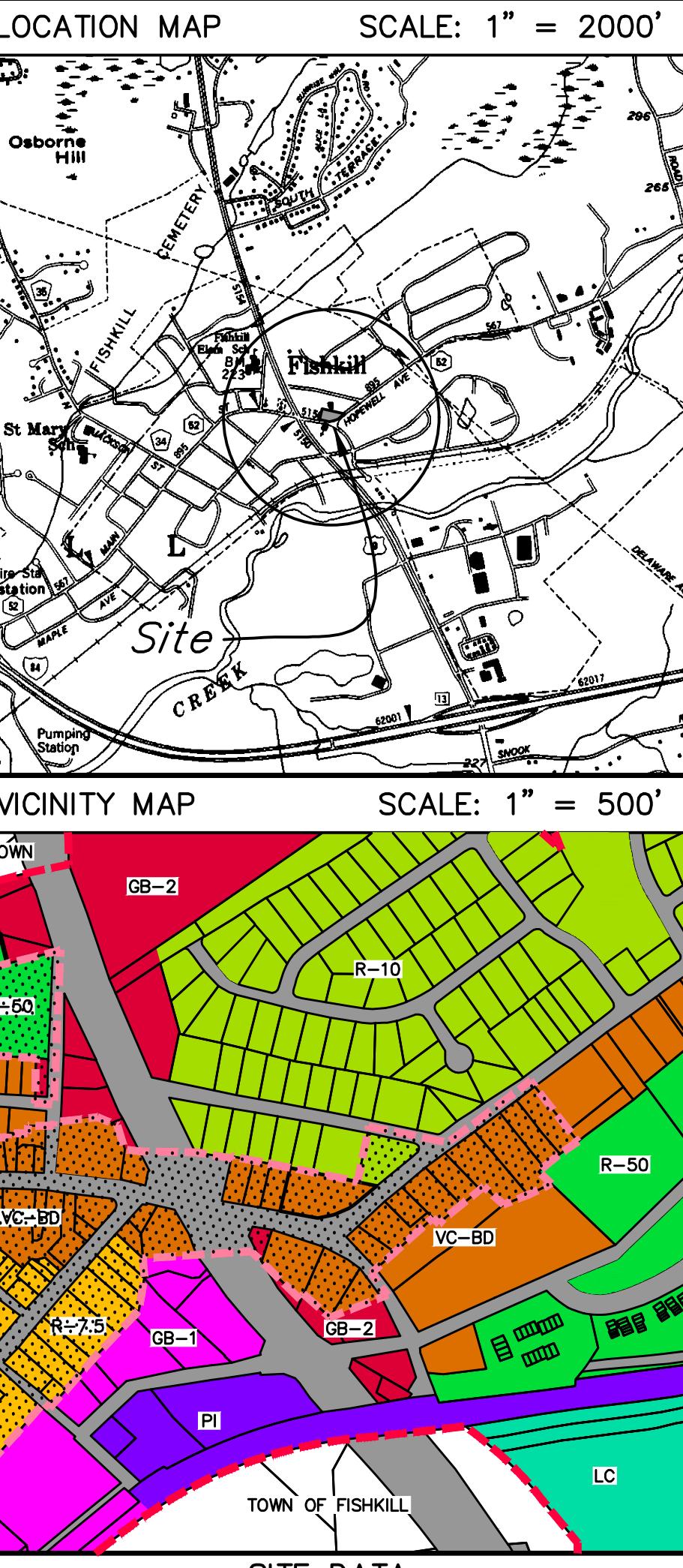




ZONING DATA		
DISTRICT: VILLAGE CENTER BUSINESS (VC-BD)	Required	Existing Proposed
Minimum Lot Area (square feet)	None	37,847 37,847
Minimum Lot Width (feet)	None	315.15 315.15
Minimum Lot Depth (feet)	None	154.06 154.06
Minimum Front Yard (feet)	None	— 24.9
Minimum Side Yard (feet)	None	— 10.1
Minimum Rear Yard (feet)	None	n/a n/a
Minimum Side Yard Accessory Building (feet)	10	n/a n/a
Minimum Rear Yard Accessory Building (feet)	5	n/a n/a
Maximum Building Height (feet)	35	— 25.0
Maximum Building Coverage (percent)	50	— 11.7
Maximum Building Footprint (square feet)	5,000	— 4,418
Maximum Lot Coverage (percent)	80	— 68.3
Minimum Separation Between Buildings (feet)	10	n/a n/a

OFF-STREET PARKING SPACES				
Use	Minimum Standard	Quantity	Required	Proposed
Multi-Family Dwelling	1 for each dwelling unit, plus 1/2 for each bedroom	4 units, 10 bedrooms	9	10
Retail	1 for each 200 sf, plus 1 per each on-duty employee	3,600 sf, 12 emp.	30	30
		TOTAL	39	40



REVISIONS

DATE	DESCRIPTION
07/03/25	ORIGINAL DRAWING
12/30/25	GROUND FLOOR PIZZERIA TO RETAIL, UPDATE EXISTING CONDITIONS TO SHOWN SIDEWALK

PROJECT LOCATION

MAIN STREET (N.Y.S. ROUTE 52), FISHKILL  
VILLAGE OF FISHKILL  
TOWN OF FISHKILL  
COUNTY OF DUTCHESS  
STATE OF NEW YORK

PROJECT DESCRIPTION

NEW CONSTRUCTION OF GROUND-FLOOR RETAIL 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

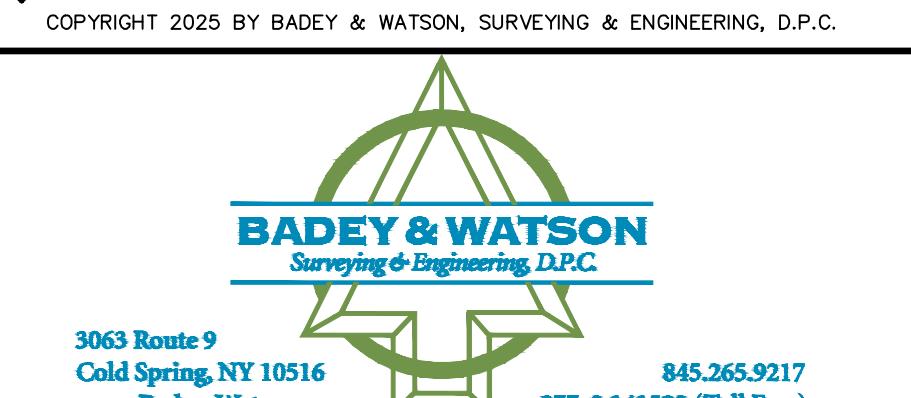
SCALE: 1" = 20'

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December 31, 2025

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SHEET 2 OF 3

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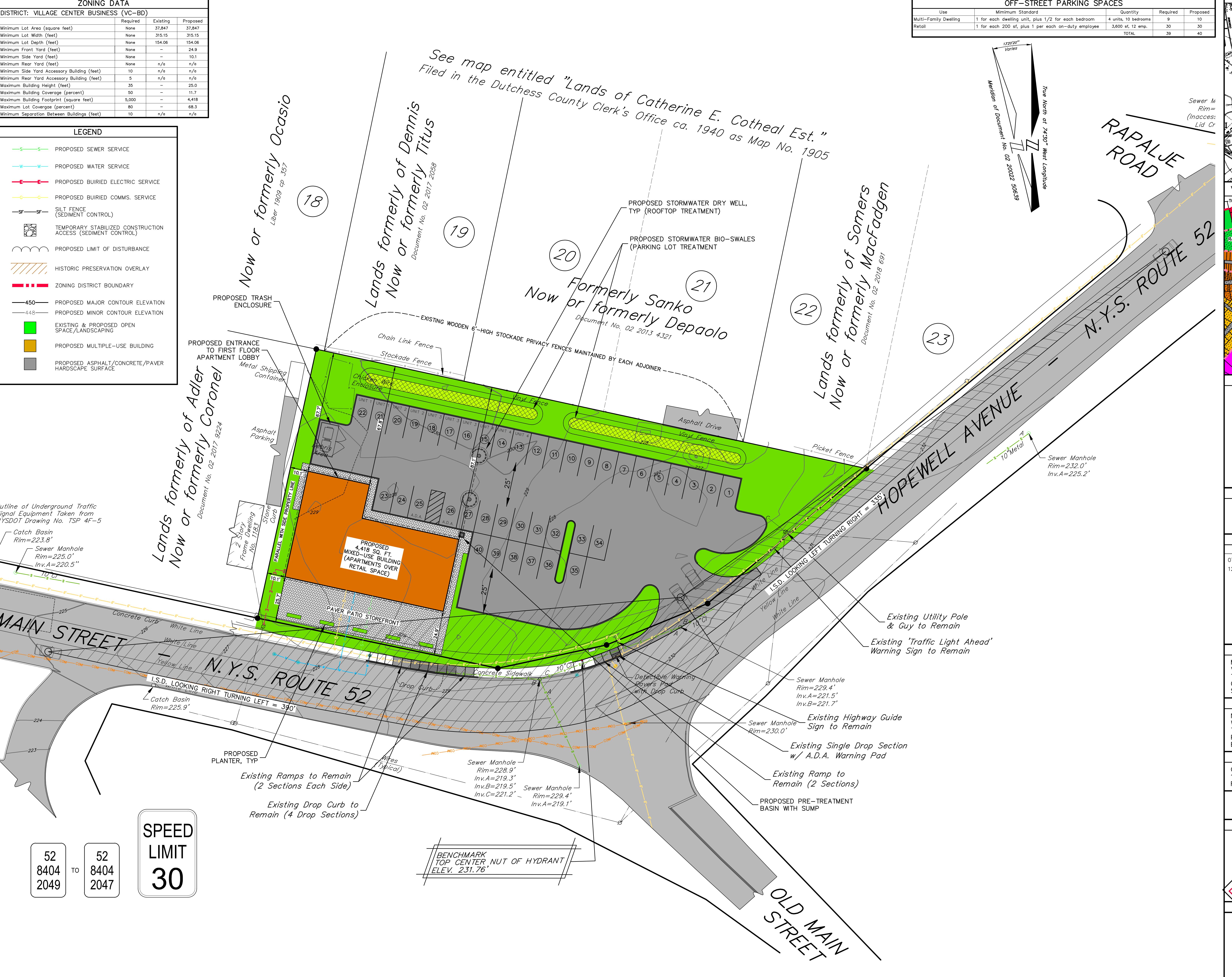
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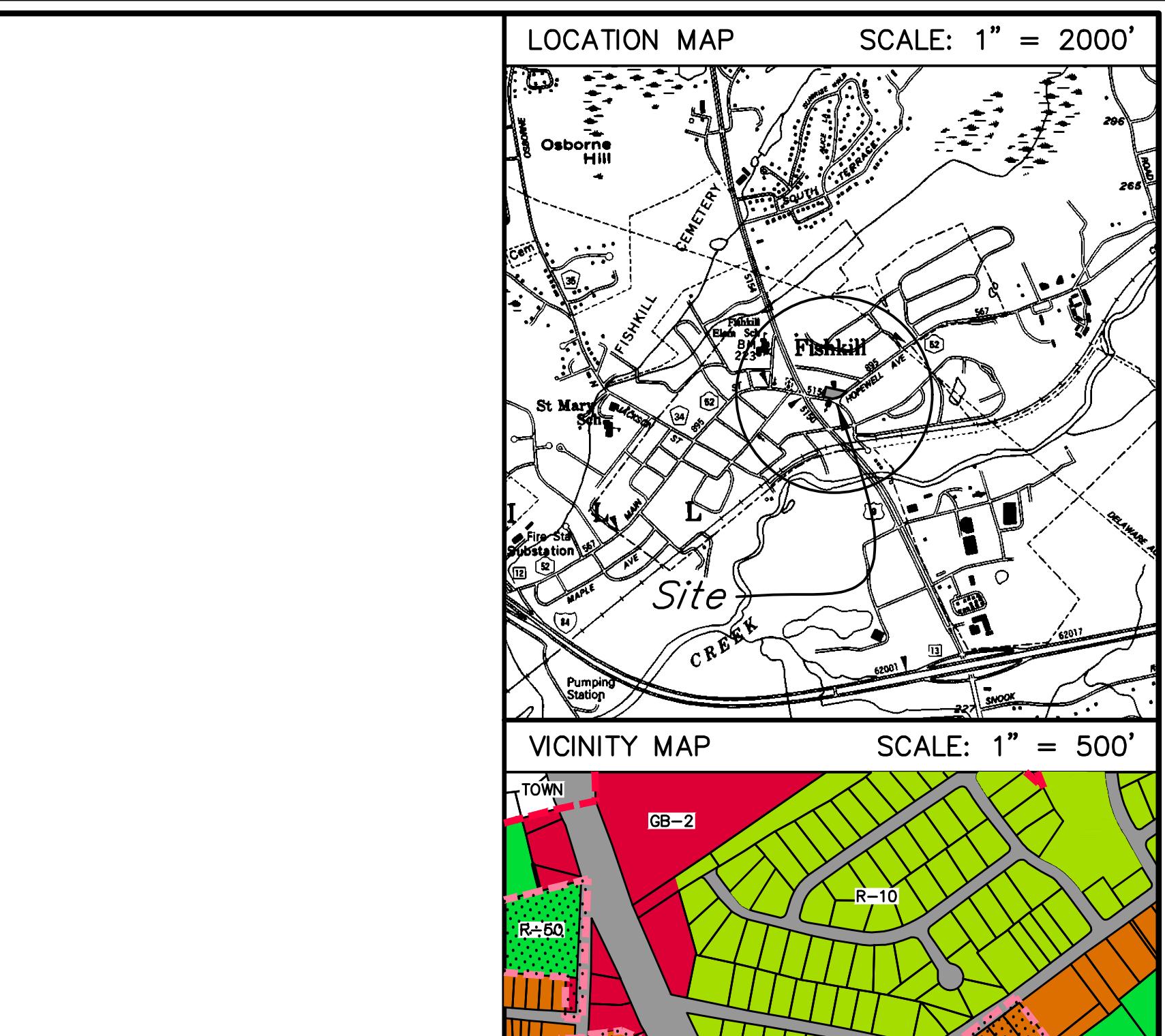
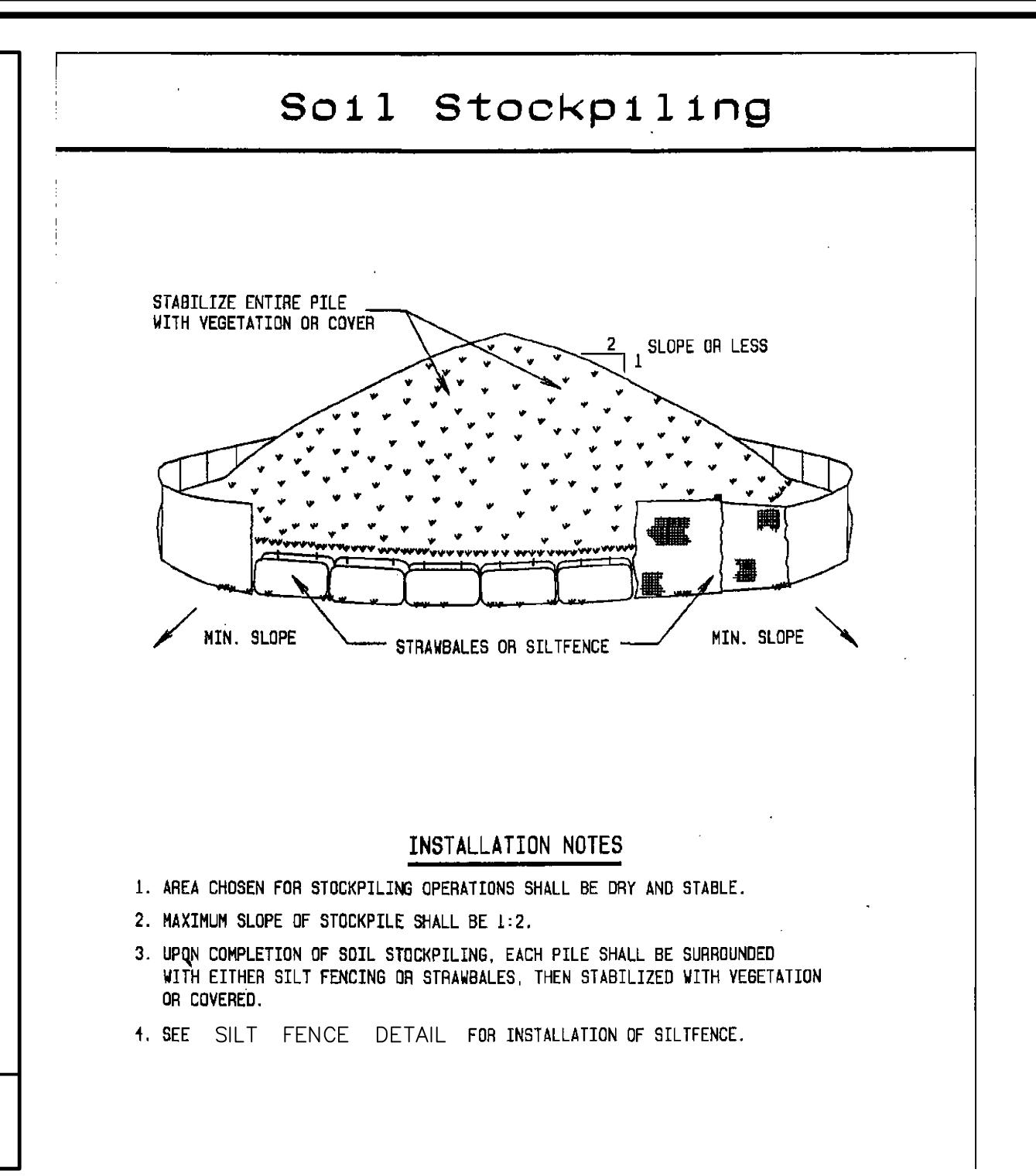
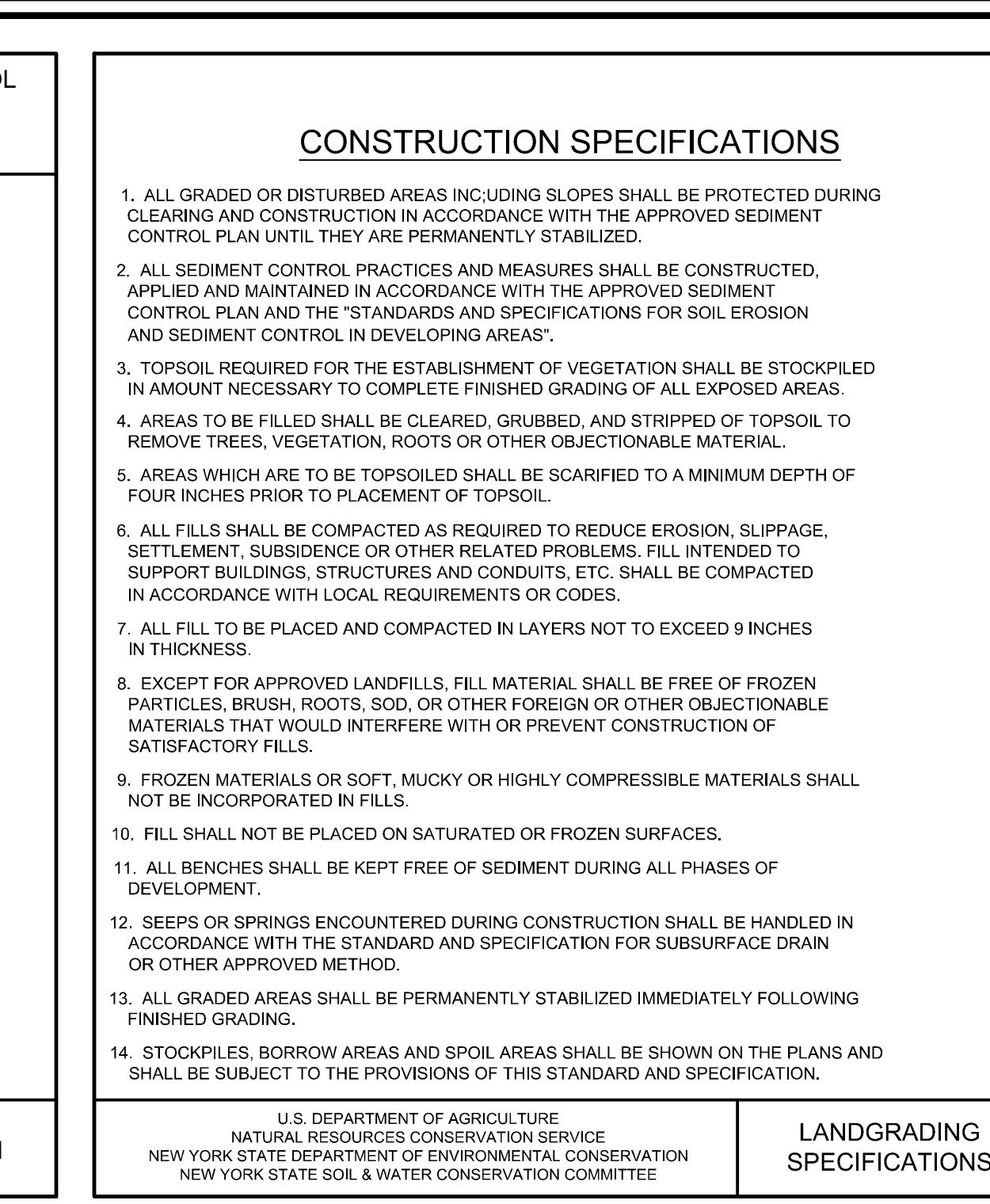
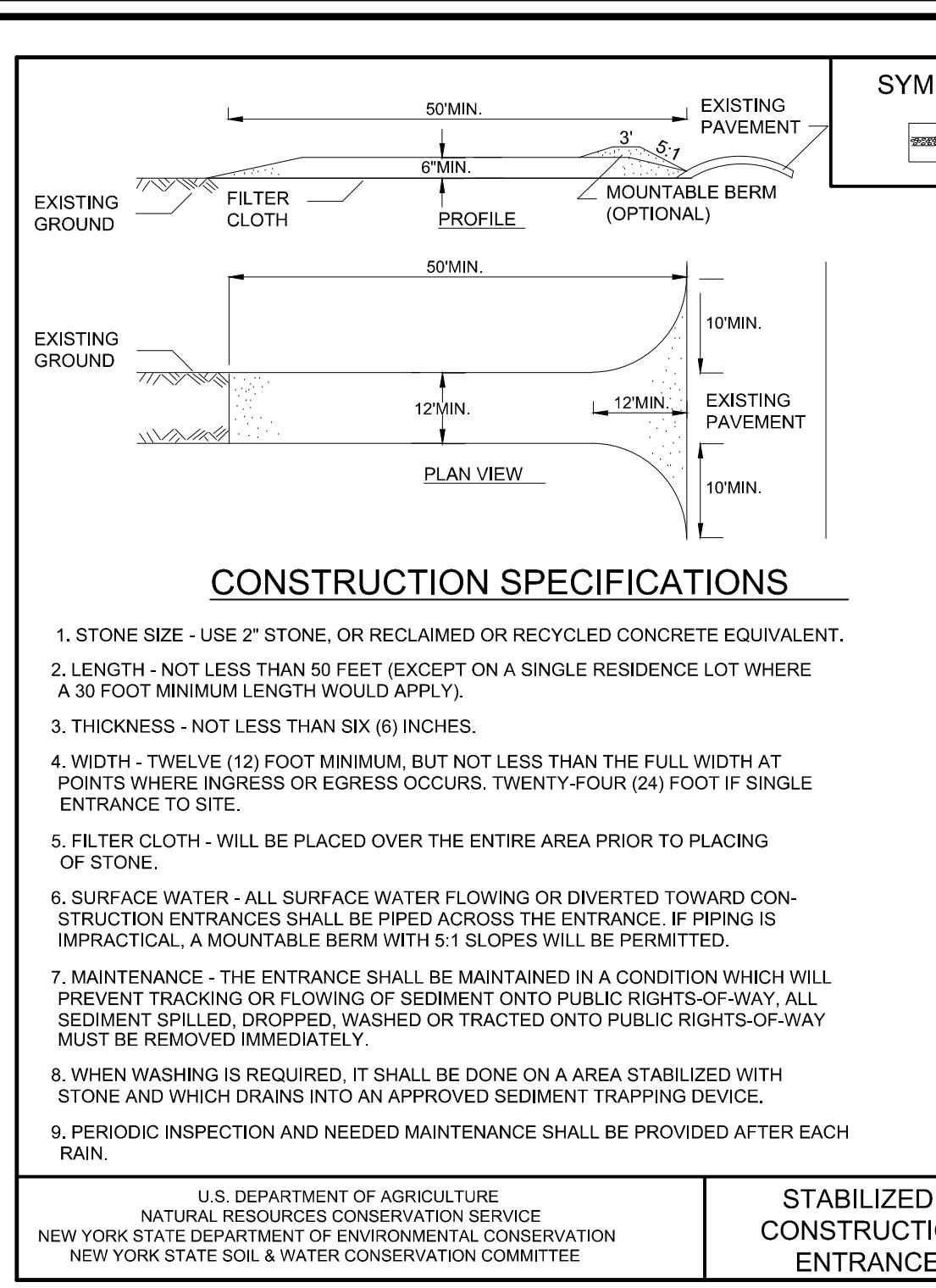
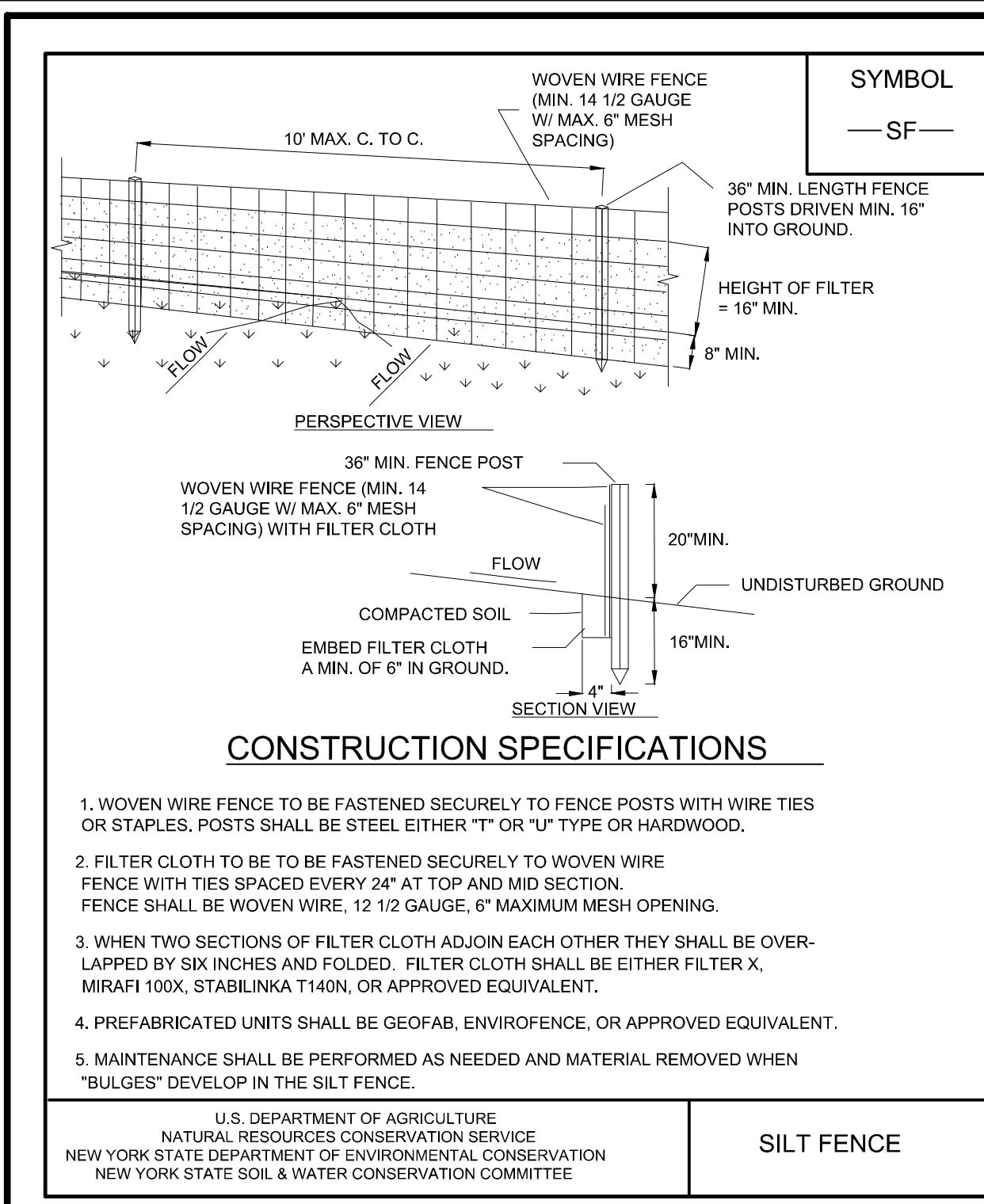
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## CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.  
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE.  
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, MIRAFI 100X, STABILINKA T400, OR APPROVED EQUIVALENT.  
4. PREFABRICATED UNITS SHALL BE GEOPAB, ENVIRONFAB, OR APPROVED EQUIVALENT.  
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE  
NATIONAL CONSTRUCTION SPECIFICATION  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

## EROSION &amp; SEDIMENT CONTROL NOTES

- PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
- THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-COUNTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
- MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR MEETINGS CONSTRUCTION ACTIVITY.
- EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
- WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE USE OF CONSTRUCTION EQUIPMENT, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
- WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
- OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABILIZED AREAS WITH TEMPORARY DIKES AND/OR SWALES.
- PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER. PERIODIC SEEDING WILL BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
- DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
- ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOIL, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES (REC).
- VEHICLE MAINTENANCE - ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY LEAKS FOUND WILL BE REPAIRED IMMEDIATELY AND SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
- SPILL PREVENTION AND RESPONSE - THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
  - PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
  - THE OWNER/OPERATOR AND/OR CONTRACTOR SHALL MAINTAIN A SPILL KIT IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THE SPILL.
  - THE OWNER/OPERATOR AND/OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
  - ALL CHEMICALS, MATERIALS, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, AND OTHER SENSITIVE AREAS ON THE SITE.
  - DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
  - USE OF CONSTRUCTION EQUIPMENT AND Hoses AND Nozzles in ALL OPERATIONS INVOLVING FUELS.
  - USE OF INSECTICIDE, POURING FUELS, LUBRICATING MATERIALS, OR CHEMICALS.
  - REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
  - PETROLEUM AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE DEC HOTLINE: 1-800-457-7362, UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
    - THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS AND
    - THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND
    - THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
  - SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.
- EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSTALLED AND MAINTAINED SO THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CREASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
- DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
- STABILIZE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEEP CLEAN AT THE END OF EACH WORK DAY.
- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPpled OR FRAYED.
- SEDIMENT HALLS BE AVOIDED BY POSITIONING TRAPPING DEVICES WHEN ACCUMULATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.
- ANY SPECIAL REPORT DEEMED NECESSARY BY THE PLANNING BOARD ENGINEER TO EVALUATE THE APPLICATION, INCLUDING BUT NOT LIMITED TO DETAILED SOILS, GEOLOGIC OR HYDROLOGIC STUDIES.

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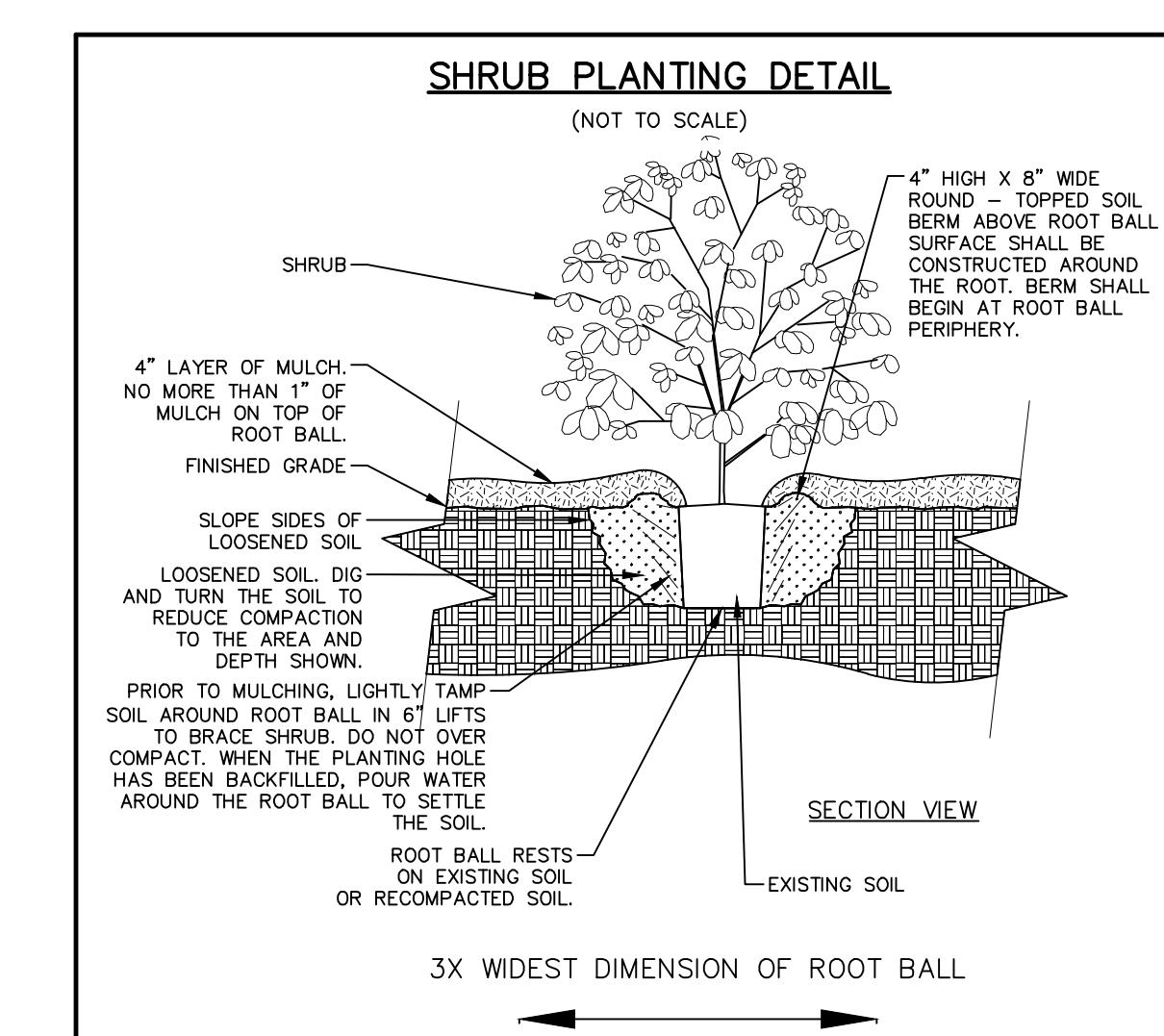
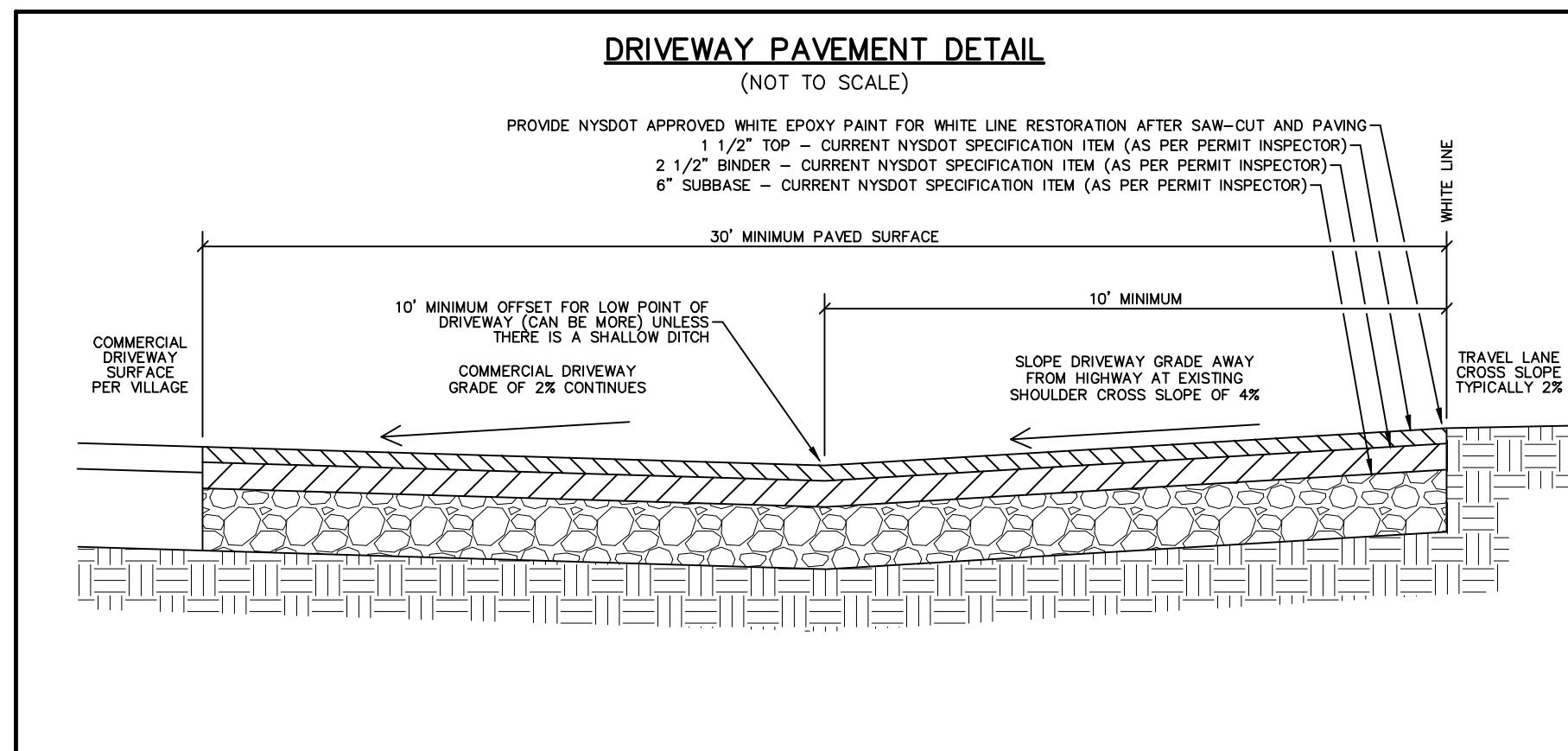
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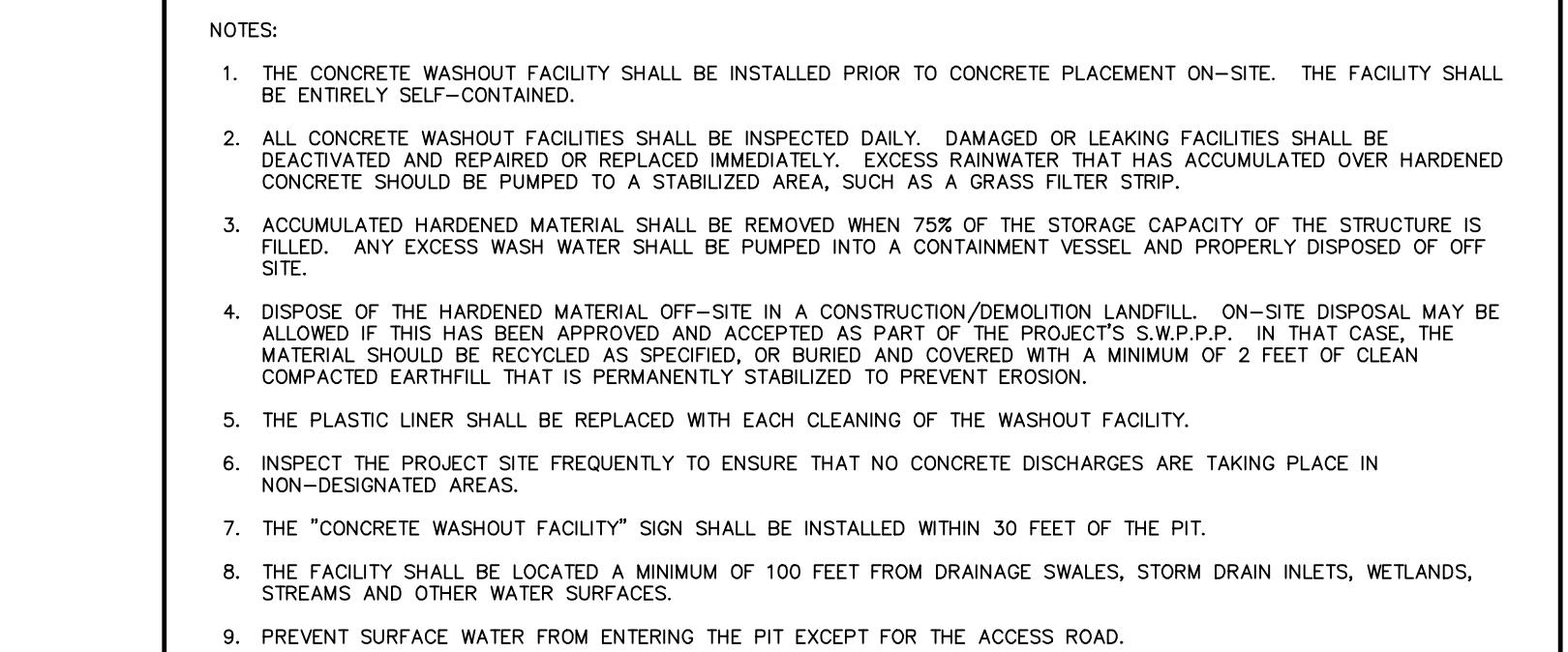
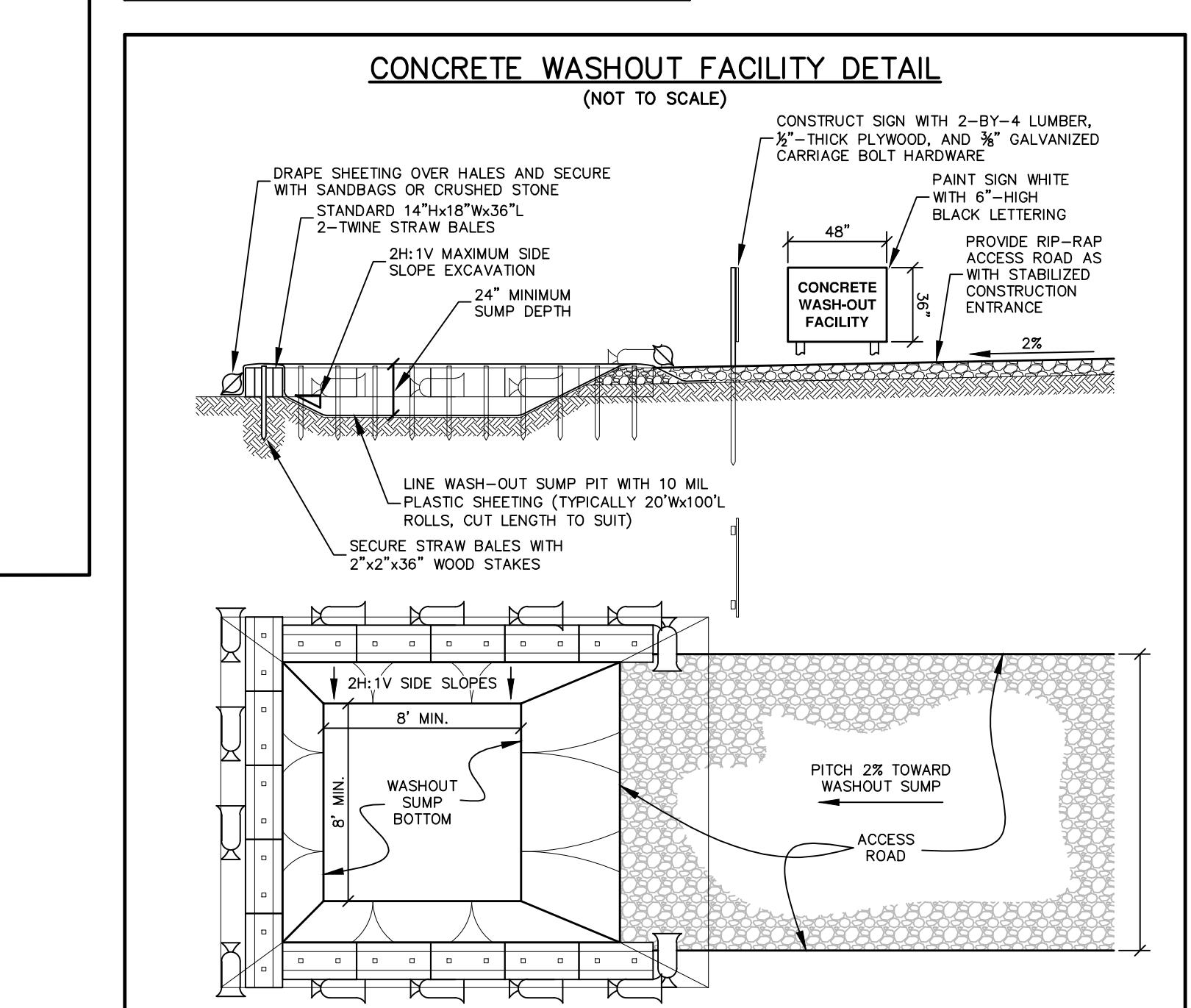
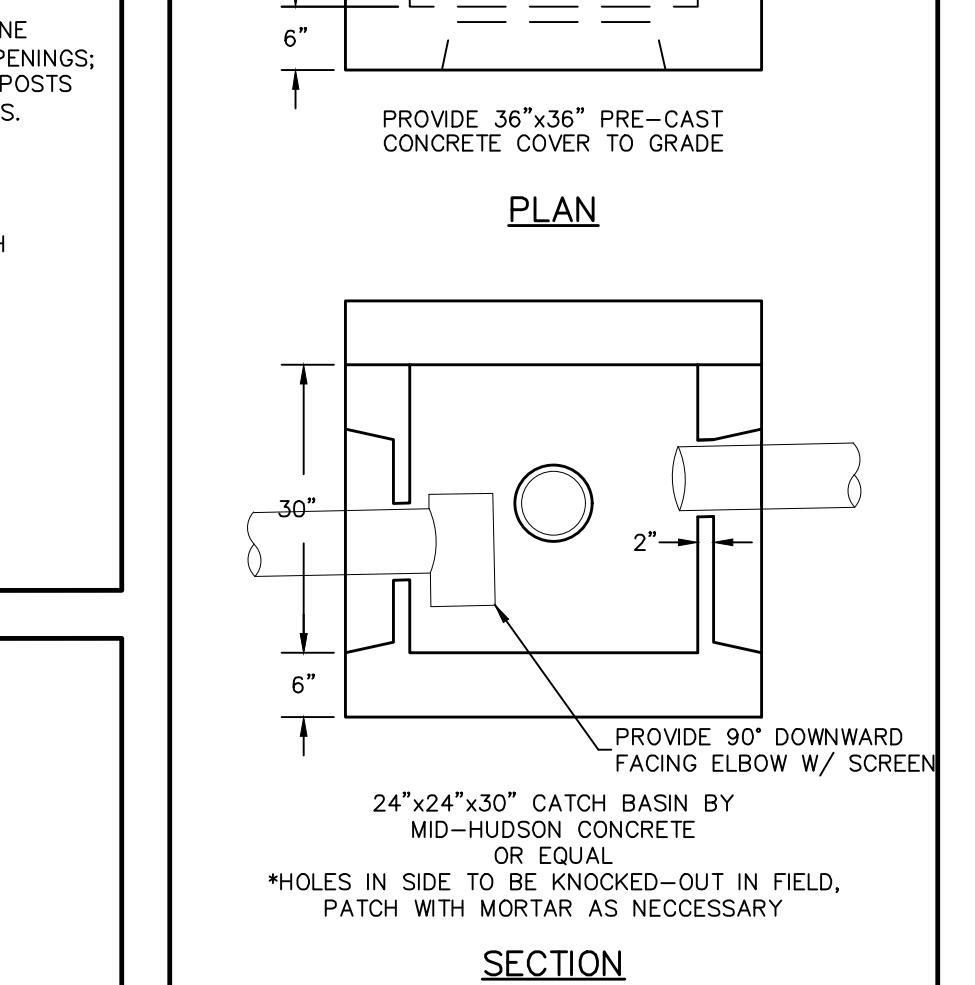
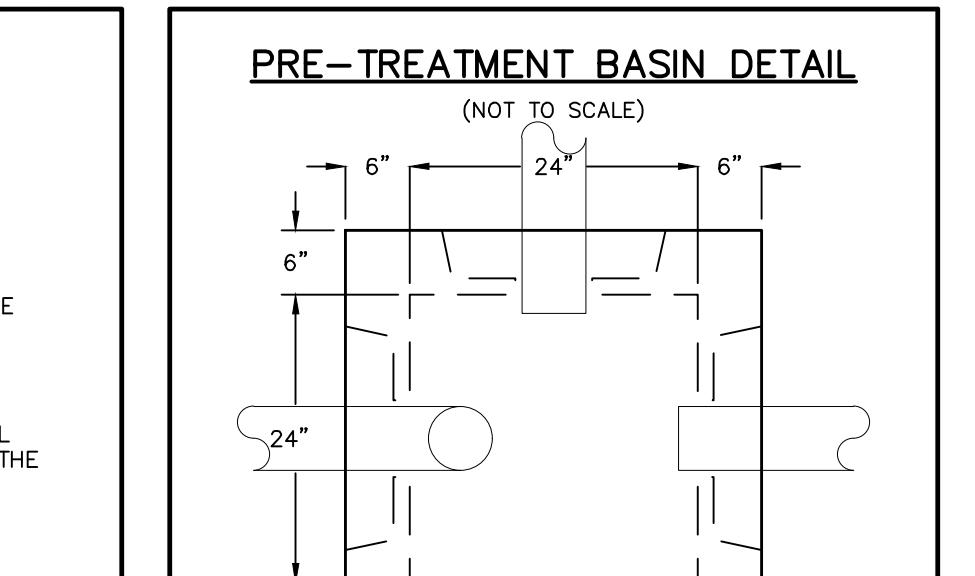
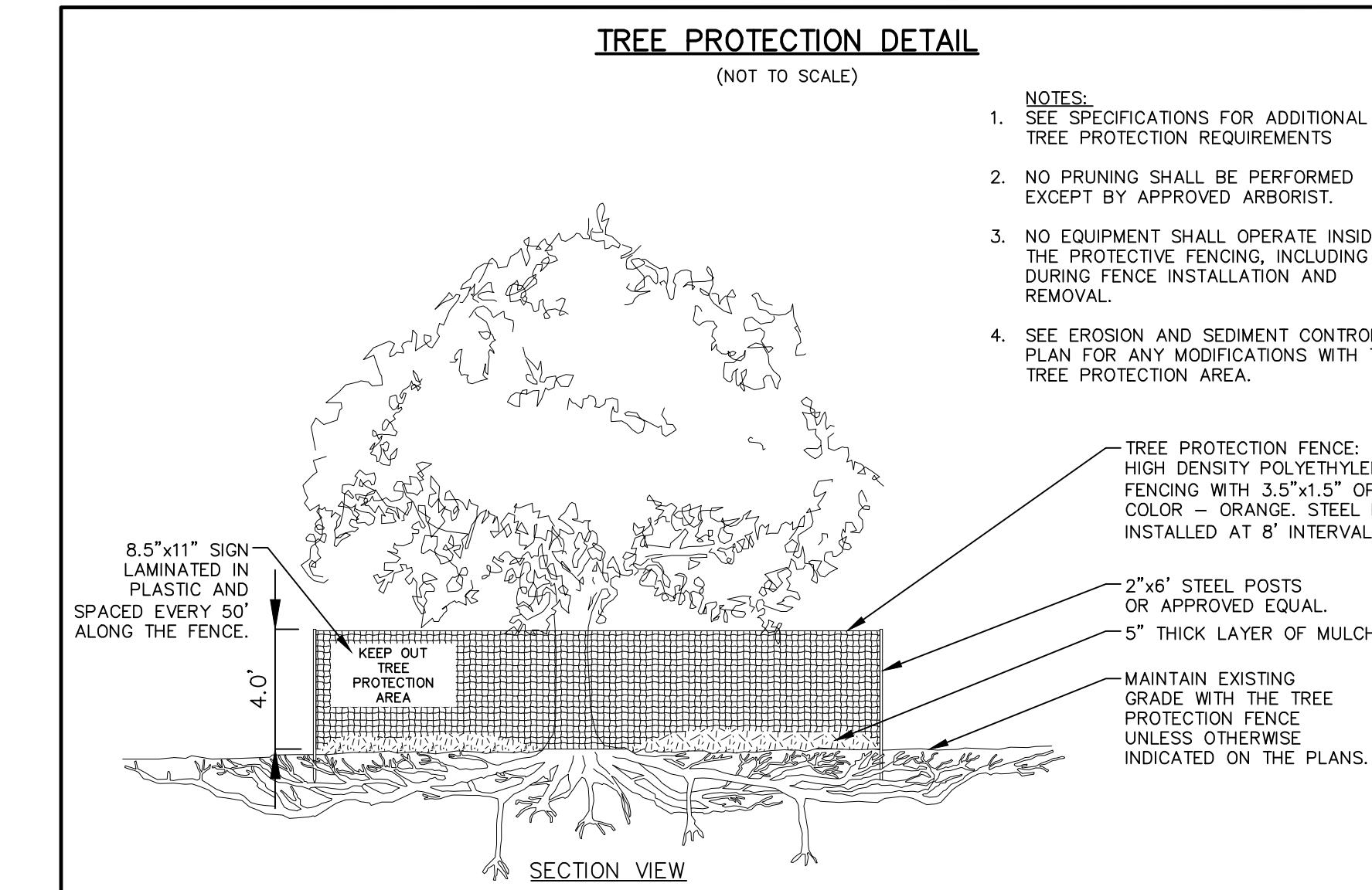
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LAYOUT: DETAIL

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## TREE PROTECTION DETAIL



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