

RAMMR HOLDING - APARTMENTS

1012-1018 MAIN STREET

VILLAGE OF FISHKILL

DUTCHESS COUNTY, NEW YORK, 12524

ADJACENT PROPERTY OWNERS

1. Fishkill Route 52 LLC
1 King Street
West Harrison, NY. 10604
For Property:133001-6155-01-626843

2. 10 Cary Avenue LLC
1 New King Street
West Harrison, NY. 10604
For Property:133001-6155-01-116843

3. The Commons at Fishkill
Condominiums
Cary Avenue
Fishkill, NY 12524
For Property:133001-6155-01-138848

4. Thor Mikelic
69 Broad Street
Fishkill, NY 12524
For Property:133001-6155-01-138848

5. Anthony Sorci
7 Cary Avenue
Fishkill, NY 12524
For Property:133001-6155-01-132856

6. Theresa Cuchelo
9 Cary Avenue
Fishkill, NY 12524
For Property:133001-6155-01-125858

7. Lisa Tarricone
11 Cary Avenue
Fishkill, NY 12524
For Property:133001-6155-01-118862

8. Dale Trost
63 Broad St.
Fishkill, NY 12524
For Property:133001-6155-01-144854

9. John Speziale
36 Jackson Street
Fishkill, NY 12524
For Property:133001-6155-01-148864

10. Steven Pilatowski
38 Jackson Street
Fishkill, NY 125244
For Property:133001-6155-01-142868
11. Michael Holden
42 Jackson Street
Fishkill, NY 12524
For Property:133001-6155-01-138871

12. Joann Brown Trustee
27 Westan Avenue
Fishkill, NY 12524
For Property:133001-6155-01-126873

13. RAMMR Holdings LLC
1010 Main Street
Fishkill, NY 12524
For Property:133001-6155-01-102818

14. Gary Lockwood
48 Jackson Street
Fishkill, NY 12524
For Property:133001-6155-01-132881

15. Rhinebeck Savings Bank
2 Jefferson Plaza
Poughkeepsie, NY 12601
For Property:133001-6155-01-148866

16. Jackson Crossing LLC
PO Box 1610
Wappingers Falls, NY 12590
For Property:133001-6155-01-688895

17. Upadhyayula LLC
14 Kimlin Court
Poughkeepsie, NY 12601
For Property:133001-6155-01-672871

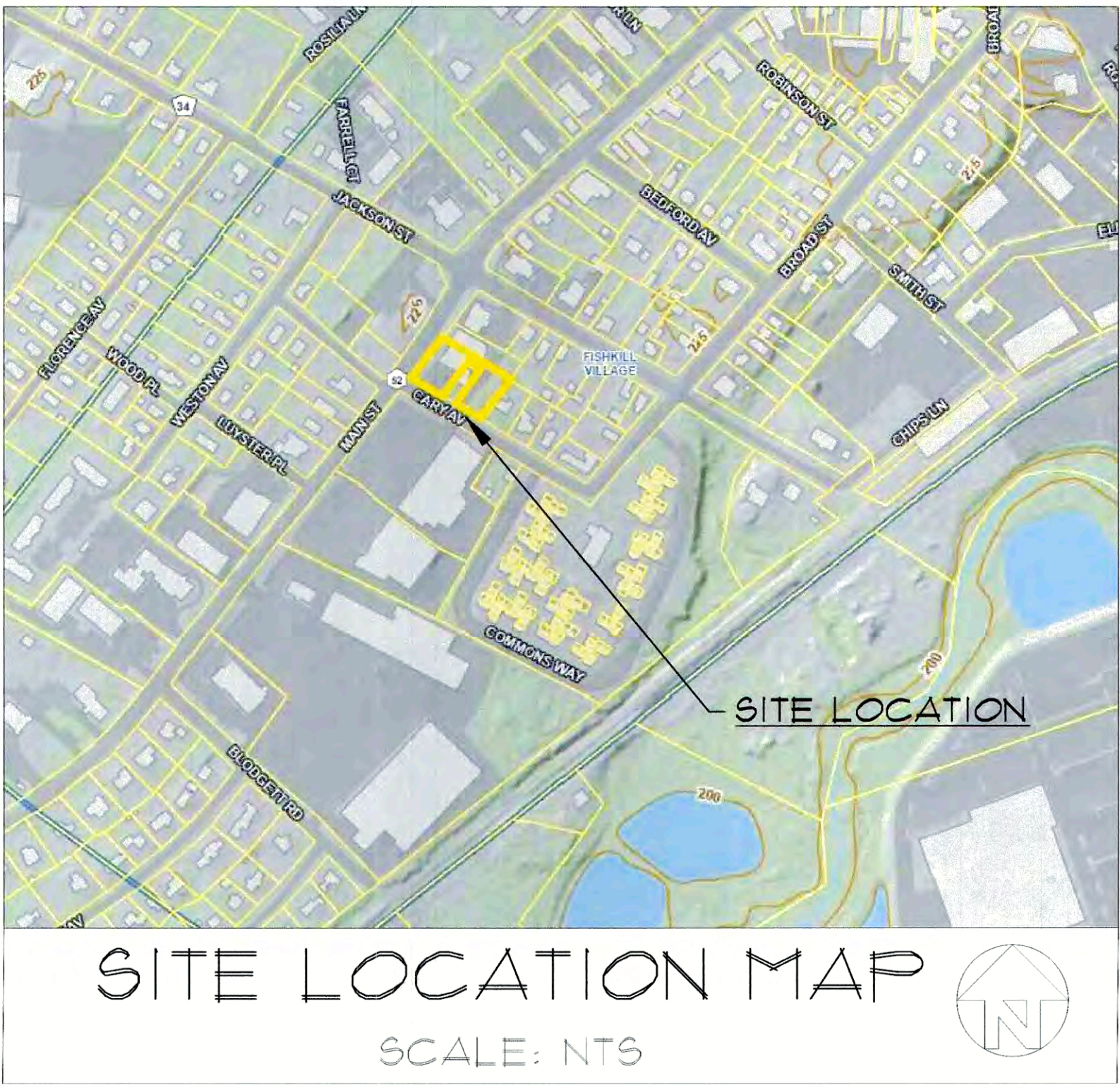
18. Maddie Lane Corporation
1001 Main Street
Fishkill, NY 12524
For Property:133001-6155-01-668865

19. Incledon Chiropractic LLC
931 Main Street
Fishkill, NY 12524
For Property:133001-6155-01-664860

20. Robert Hoose, Trustee
1249 Hustis Drive
Fishkill, NY 12524
For Property:133001-6155-01-143892
21. 43 Jackson Street LLC
20 Corporate Drive
Hopewell Junction, NY 12533
For Property:133001-6155-01-138895

22. Big Balls Holdings LLC
214 Main Street
Poughkeepsie, NY 12601
For Property:133001-6155-01-122899

Fishkill National Bank
1 M4T Plaza
Buffalo, NY 14203
For Property:133001-6155-01-100895



REVISIONS		DESCRIPTION
BY	CHECKED	
DATE		
NO.		

CHARLES P. MAY & ASSOCIATES, P.C.

DESIGN PROFESSIONALS

367 Windsor Highway
Fishkill, NY 12524
845-567-3030
Email: charlesmayassoc@aol.com Website: www.charlesmayassoc.com

1012-1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK 12524
PARCEL NO: 6155-01-106870 & 112878



SITE DATA INFORMATION

TAX IDENTIFICATION NUMBER: 6155-01-106870 & 112878

ZONE: VC-BD

USE: USE

ACREAGE: 0.93 ACRES
38,110 S.F.

FRONTAGE & SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A
MINIMUM LOT DEPTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	3 STORIES (35 FEET)	2 STORIES (25 FEET)
MAX BUILDING COVERAGE	50%	19.15%±
MAX BUILDING FOOTPRINT	5,000 S.F.	1,660 S.F.
MAX LOT COVERAGE	80%	90.11%±

SETBACK MINIMUMS

FRONT YARD	N/A	N/A
SIDE YARD	N/A	N/A
REAR YARD	N/A	N/A

PARKING REQUIREMENTS:

	REQUIRED	PROVIDED
1 SPACE PER 300 SF (9,100 SF BUILDING)	30 SPACES	30 SPACES
1 SPACE FOR EACH APARTMENT UNIT 1/2 SPACE FOR EACH BEDROOM (9 UNITS, 12 BEDROOMS)	15 SPACES	15 SPACES
ADA (HANDICAP) SPACES (1 PER 1 TO 25) (2 PER 26 TO 50)	* 2 SPACES 45 TOTAL	* 2 SPACES 45 TOTAL
* HANDICAP SPACES INCLUDED WITHIN TOTAL COUNT		

PROJECT APPROVAL

VILLAGE OF FISHKILL PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF FISHKILL, NEW YORK ON THE 20 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.

PLANNING BOARD CHAIRPERSON DATE

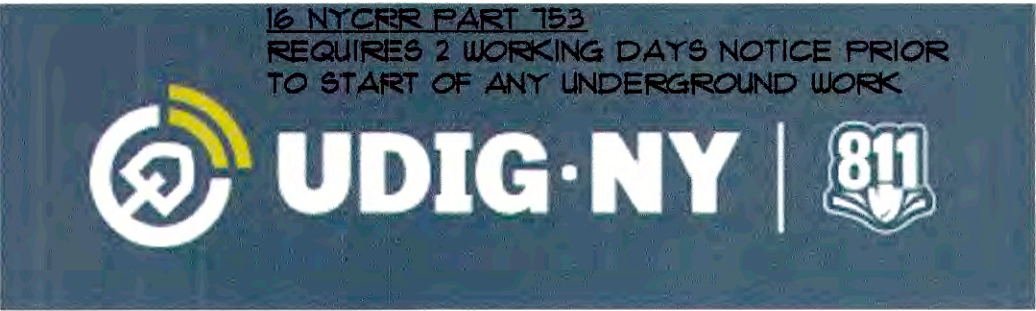
OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND DETAILS AND HEREBY AGREE TO THE TERMS AND CONDITIONS EXPRESSED HEREON.

OWNER'S NAME/ADDRESS DATE

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	CMF	CORRUGATED METAL PIPE
BF	BOTTOM OF FOOTING	VCP	VITRIFIED CLAY PIPE
HP/LP	HIGH POINT/LOW POINT	PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
HPS	HIGH POINT OF SWALE	STA. 0 + 00	STATION POINT
TF OR RE	TOP OF FRAME OR RIM ELEVATION	— E —	PROPERTY LINE
INV. EL.	INVERT ELEVATION	— CL —	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	TP-1	TOPOGRAPHIC & BOUNDARY SURVEY
3	DP-1	DEMOLITION PLAN
4	SL-1	SITE LAYOUT & MATERIALS PLAN
5	SG-1	SITE GRADING PLAN
6	EC-1	EROSION CONTROL PLAN
7	SD-1	SITE DETAILS
8	LP-1	LIGHTING PLAN
9	A-1	EXISTING BUILDING PLANS
10	A-2	PROPOSED FIRST FLOOR PLAN
11	A-3	PROPOSED SECOND FLOOR PLAN
12	A-4	PROPOSED ELEVATIONS
13	A-5	EXISTING EXTERIOR

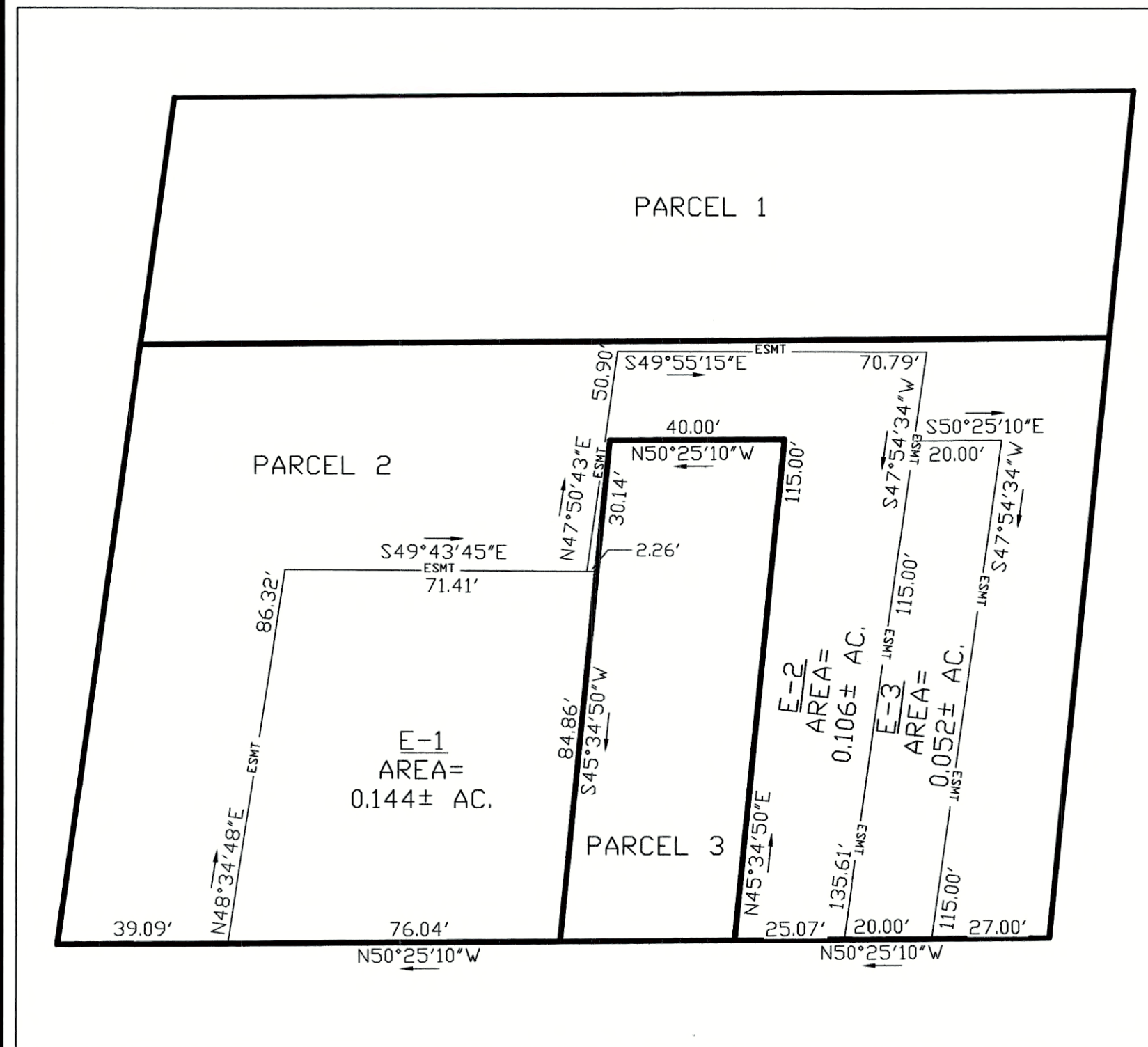
STATE LAW PROHIBITS ANY PERSON FROM ALTERING ANYTHING ON THIS DRAWING AND/OR THE ACCOMPANYING SPECIFICATION, UNLESS IT IS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL. WHERE SUCH ALTERATIONS ARE MADE THE LICENSED PROFESSIONAL MUST SIGN, SEAL, DATE, AND DESCRIBE THE FULL EXTENT OF THE ALTERATION ON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

RAMMR HOLDING - APARTMENTS
1012-1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK 12524
PARCEL NO: 6155-01-106870 & 112878

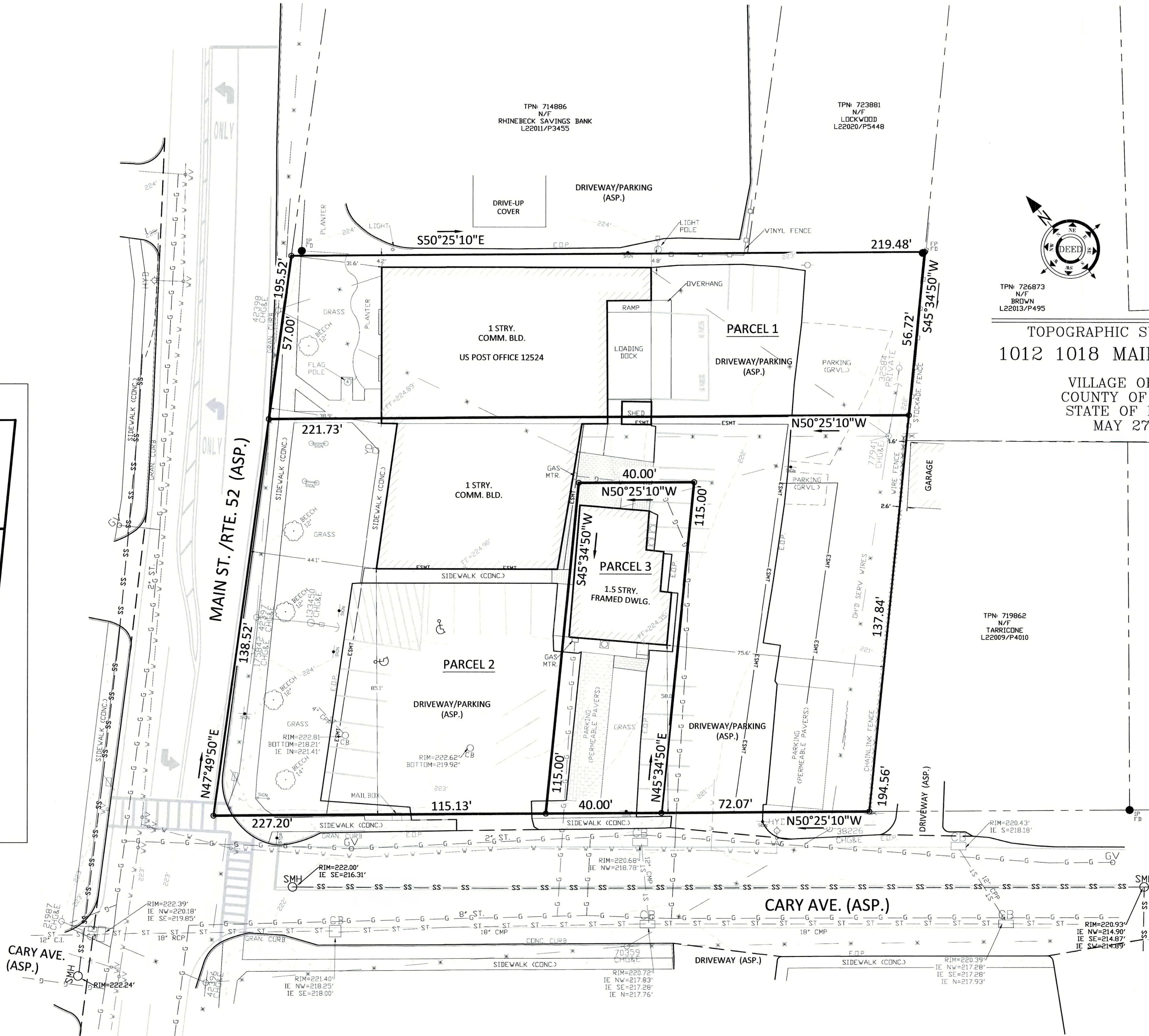
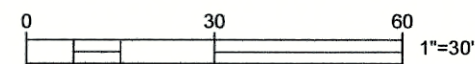
DATE	DRAWN	CHECKED
2/10/26	JDC	CFM
SCALE: 1" = 20'-0"		
SHEET TITLE		
COVER SHEET		

PROJECT NUMBER
2023-03
DRAWING NUMBER
CS-1
SHEET 1 of 13

LOCATION MAP
1"=200'±



EASEMENTS



TPN: 726873
N/F
BROWN
L22013/P495

TOPOGRAPHIC SURVEY FOR/TO
1012 1018 MAIN STREET, LLC

VILLAGE OF FISHKILL
COUNTY OF DUTCHESS
STATE OF NEW YORK
MAY 27, 2025

TPN: 719862
N/F
TARRICONE
L22009/P401

A horizontal number line with tick marks every 2 units. The numbers 0, 20, and 40 are labeled above the line. The word "Feet" is written at the right end of the line.

SCALE: 1"=20'

[illegible]

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
 8 4 5 - 5 6 7 - 3 0 3 0 8 4 5 - 8 9 6 - 2 7 4 7
 Email: charlespmayassoc@aol.com Website: www.charlespmayassociates.com



RAMMR HOLDING - APARTMENTS

1012 - 1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK
PARCEL NO: 6155-07-106870 & 712878

DATE	DRAWN	CHECKED
2/10/26	JDC	CFM

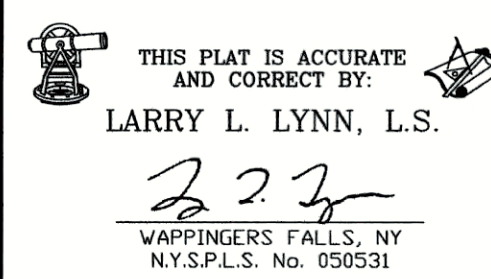
SCALE: 1" = 20'-0"

SHEET TITLE
TOPOGRAPHIC &
BOUNDARY
SURVEY

PROJECT NUMBER
2023-03

TP-1

DRAWING NUMBER
SHEET 2 of 13



-- I HEREBY CERTIFY TO --
1012 1018 MAIN STREET, LLC

ALL CERTIFICATIONS HEREON ARE VALID FOR THIS PLAN AND COPIES THEREOF ONLY IF SAID PLAN OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

PREPARED BY LARRY L. LYNN, L.S., "LARRY L. LYNN, LAND SURVEYOR,
P.C." 66 MIDDLEBUSH RD. ST. 0107 WAPPINGERS FALLS, NY 12590,
(845) 463-2673.
PLAN COMPLETED BY ME OR UNDER MY SUPERVISION ON MAY 27, 2025
ON A FIELD MAP COMPLETED BY ME OR UNDER MY
SUPERVISION ON MAY 13, 2025.
UNAUTHORIZED ALTERATION OR ADDITIONS TO THIS PLAN IS A
VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION
LAW.
SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS AND AGREEMENTS
OF RECORD.
COPYRIGHT © 2025 LARRY L. LYNN, ALL RIGHTS RESERVED.

PROPERTY NOTES:

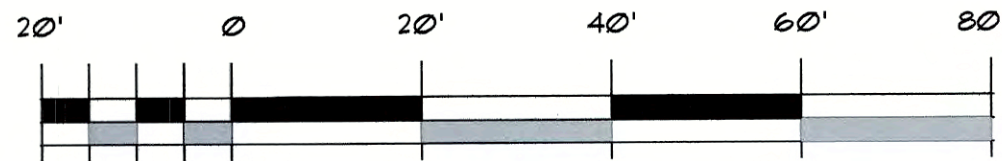
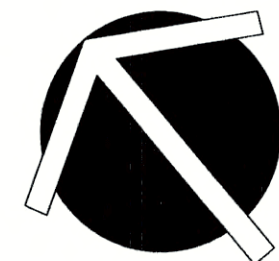
1. TAX PARCEL NUMBERS ARE AS SHOWN ON TAX MAP 133001-6155-07
2. FILED MAP REFERENCES:
F.M. 504 - "MAP OF PROPERTY BELONGING TO MARY E. CARY"
3. THREE TAX PARCELS AS PER COUNTY. DEED DESCRIBES ONE TOTAL PARCEL.
4. EASEMENTS AS PER DEED L1529 P301 AND L1529 P312.

SPECIAL NOTES:

1. TOPOGRAPHY AT 1' INTERVAL, VERTICAL DATUM IS NAVD88.
2. BURIED UTILITIES SHOWN ARE APPROXIMATE AS PER SURFACE EVIDENCE OR MARK-OUTS, CONTACT UTILITY COMPANIES FOR EXACT LOCATIONS AND CONTACT 811 PRIOR TO EXCAVATIONS.

REVISIONS:
1.

LLL
45-25



SCALE: 1" = 20'-0"

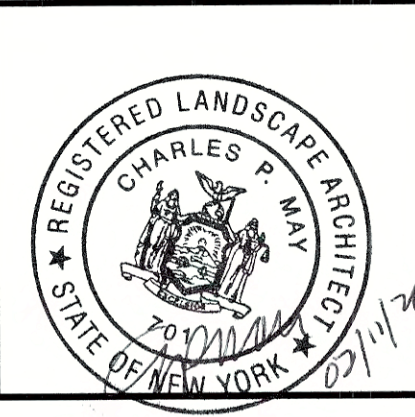
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REVISIONS		DESCRIPTION	
NO.	DATE	BY	CHECKED

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VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK
PARCEL NO: 6155-07-106810 & 112818

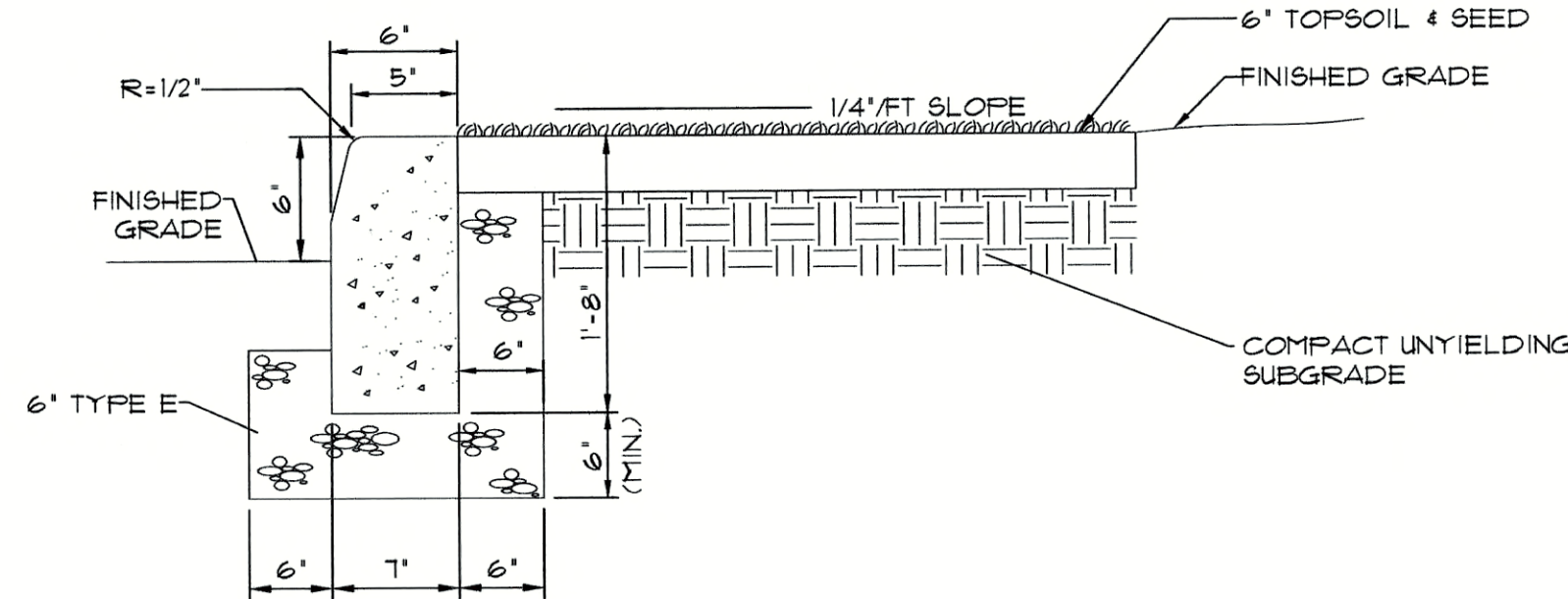
DATE	DRAWN	CHECKED
2/10/26	JDC	CFM
SCALE: 1" = 20'-0"		
SHEET TITLE		
DEMOLITION PLAN		

PROJECT NUMBER
2024-12

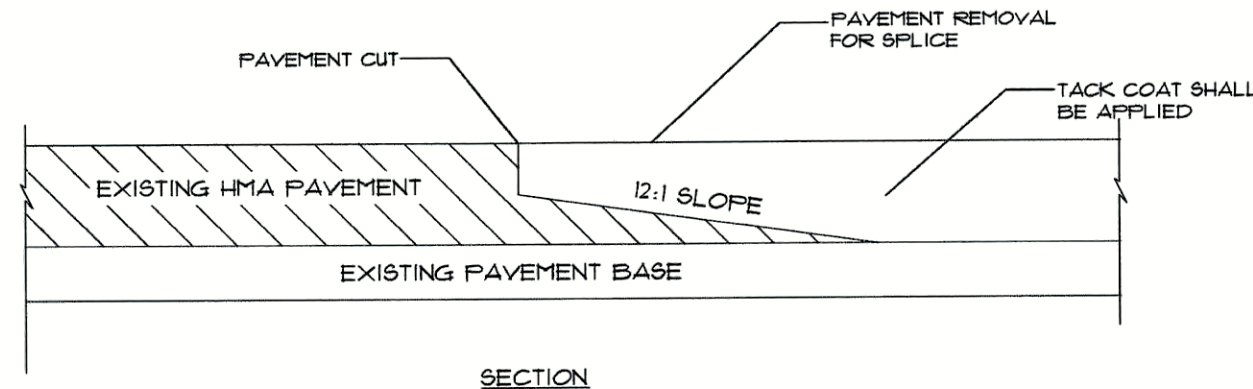
DP-1

DRAWING NUMBER

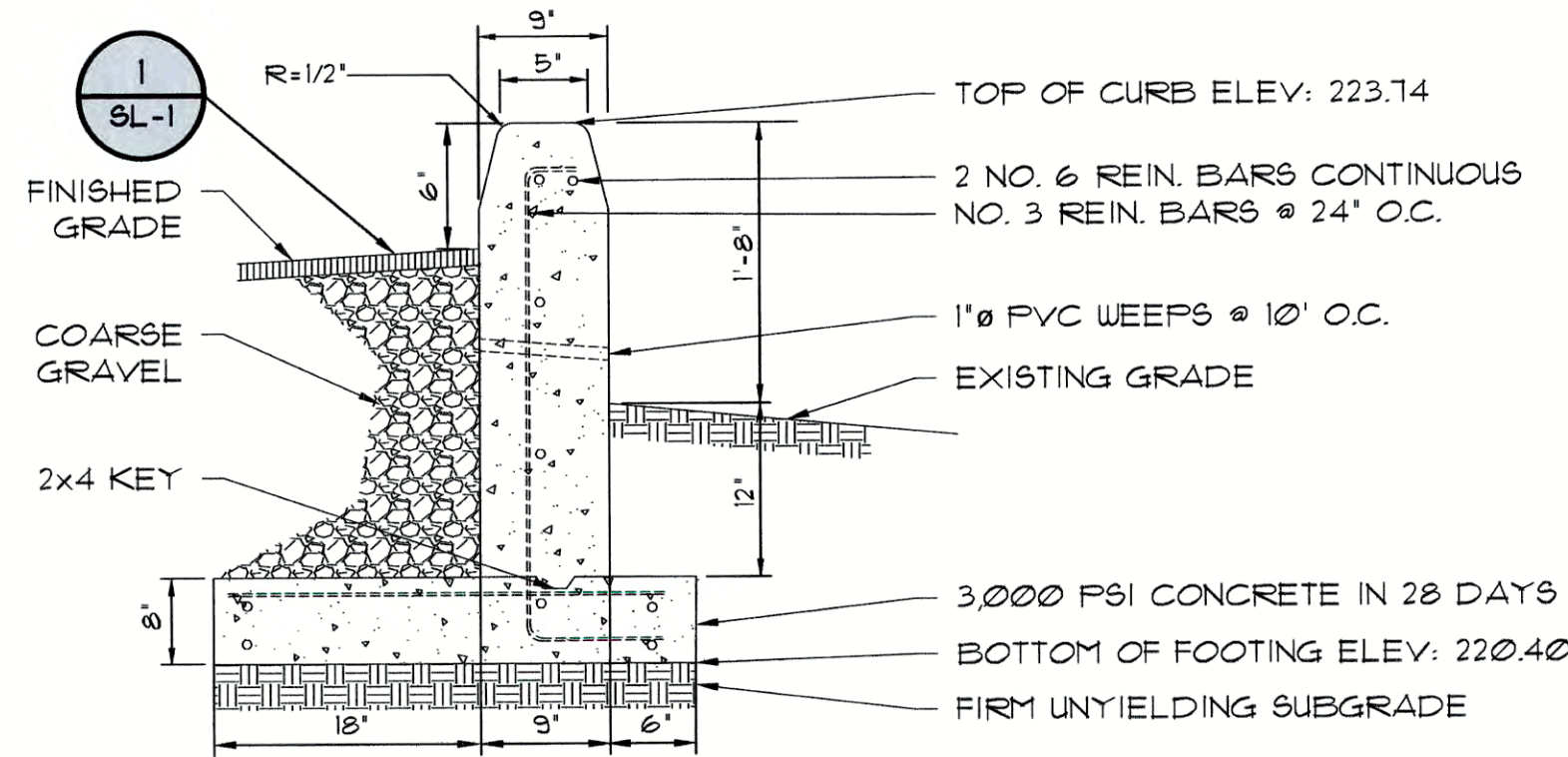
SHEET 3 OF 13



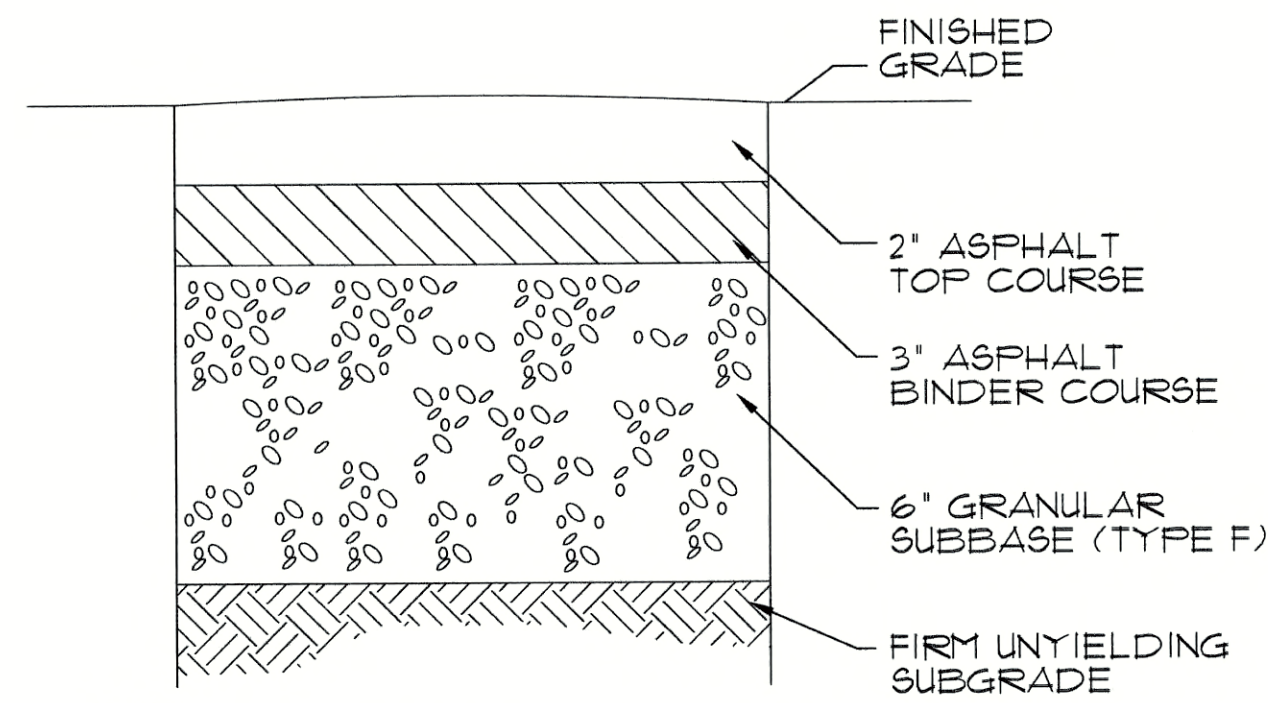
4 TYPICAL CONCRETE CURB DETAIL
SL-1 NOT TO SCALE



3 TYPICAL HOT MIX ASPHALT PAVEMENT OVERLAY DETAIL
SL-1 NOT TO SCALE

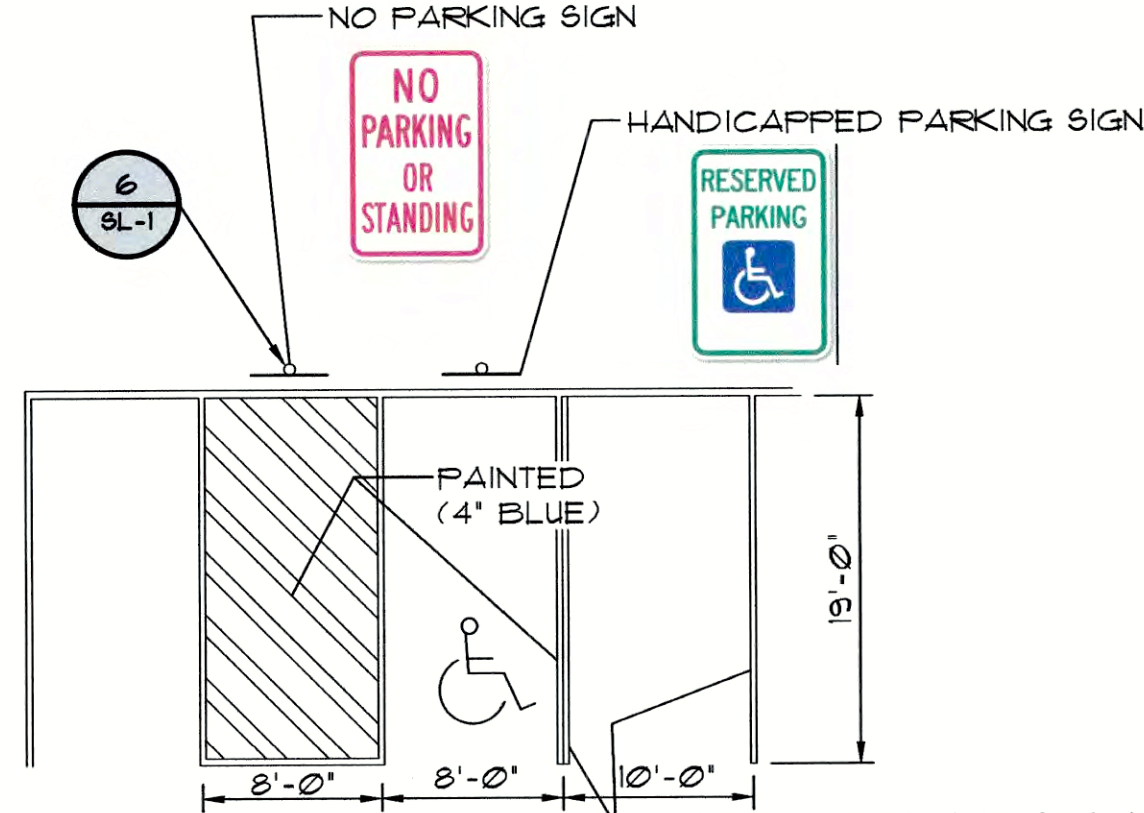


2 CONCRETE CURB WALL DETAIL
SL-1 NOT TO SCALE

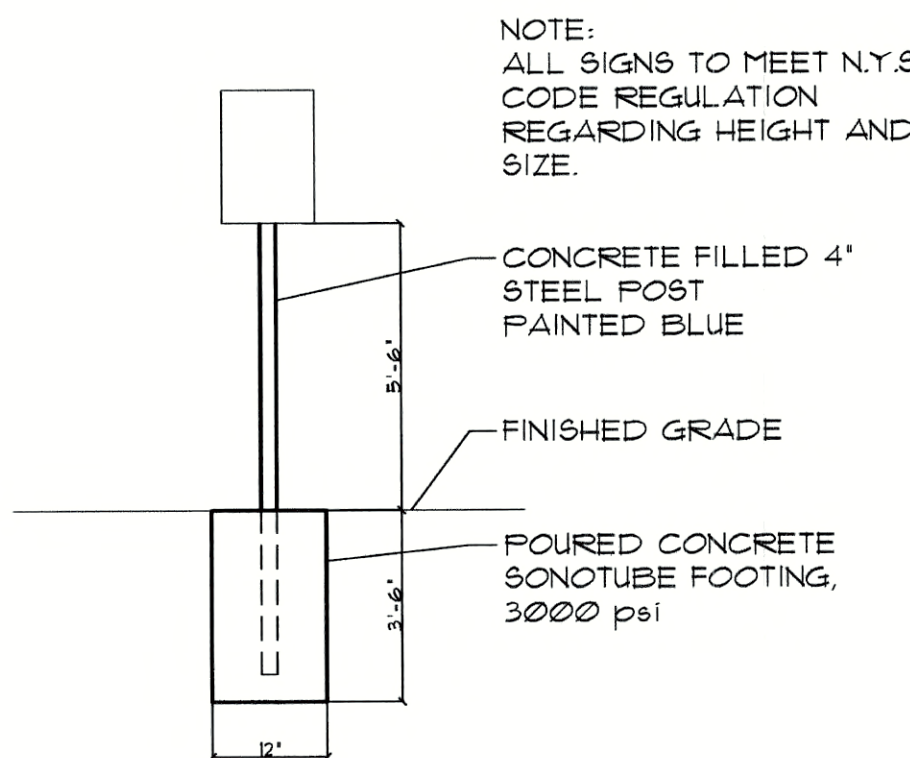


NOTE:
ASPHALT TO MEET ALL NYSDOT SPECIFICATIONS - LATEST SPECIFICATION EDITION

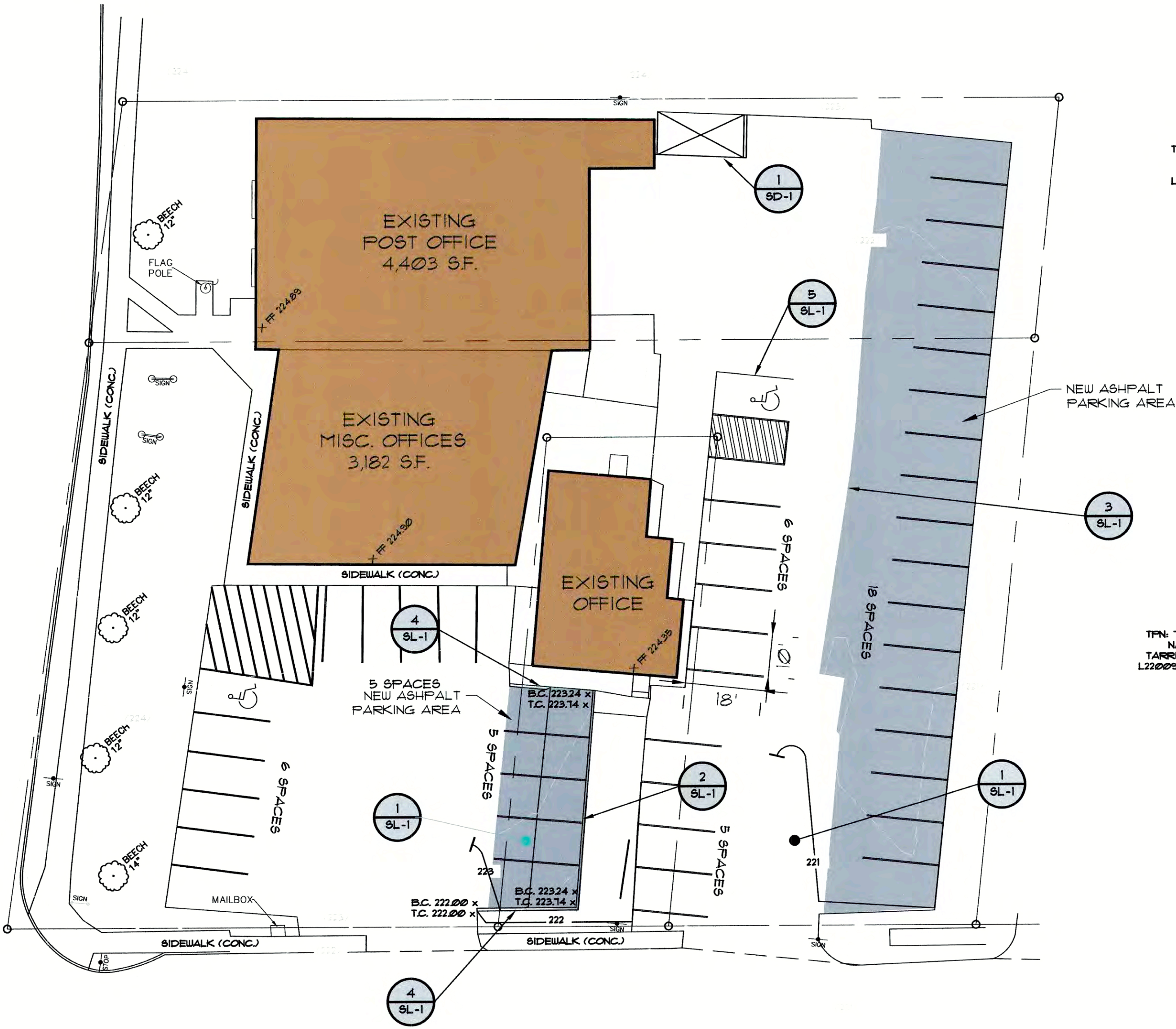
1 TYPICAL ASPHALT DETAIL
SL-1 NOT TO SCALE



5 HANDICAP PARKING & STRIPING DETAIL
SL-1 NOT TO SCALE

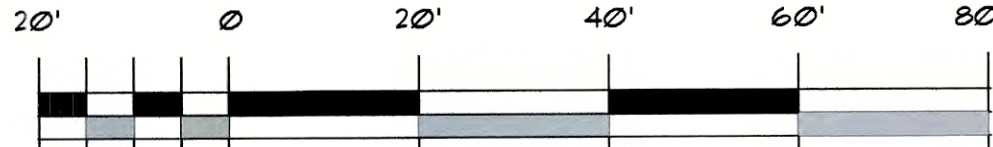


6 SIGN POST DETAIL
SL-1 NOT TO SCALE



TFN: 126873
N/F
L22013/P435

TFN: 118662
N/F
L22005/P4010



SCALE: 1" = 20'-0"

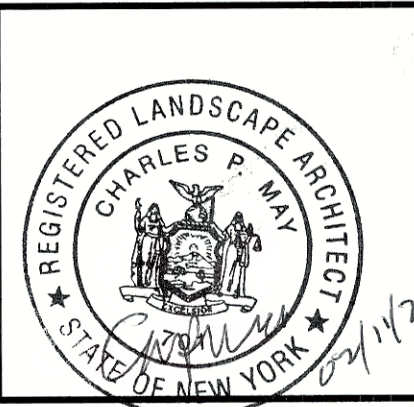
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REVISIONS	DATE	BY	CHKD	DESCRIPTION
NO.				

CHARLES P. MAY & ASSOCIATES, P.C.

DESIGN PROFESSIONALS

327 Windsor Highway
10734 Main Street, Suite 203
Hicksville, NY 11801-2524
845-567-3030 845-896-2747
Email: charlesmay@cpmai.com Website: www.charlesmayassociates.com



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1012 - 1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK

PARCEL NO: 6155-07-106810 & 112878

DATE	DRAWN	CHECKED
2/10/26	JDC	CFM

SCALE: 1" = 20'-0"

SHEET TITLE

SITE LAYOUT AND MATERIALS PLAN

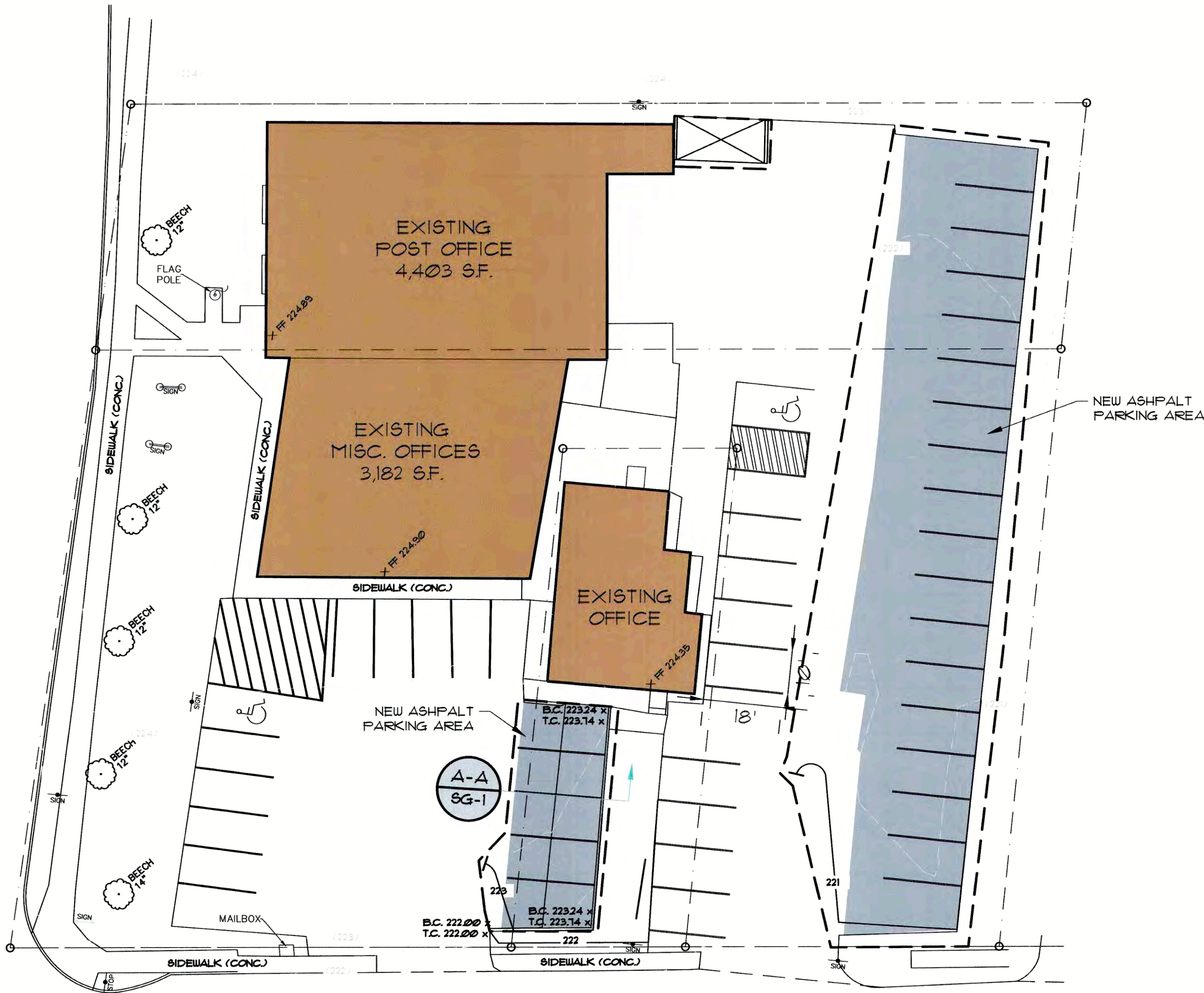
PROJECT NUMBER

2024-12

DRAWING NUMBER

SL-1

SHEET 4 OF 13



REVISIONS		NO.	DATE	BY	CHECKED	DESCRIPTION

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RAMIR HOLDING - APARTMENTS

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VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK
PARCEL NO: 6155-07-106870 & 712878

DATE	DRAWN	CHECKED
2/10/26	JDC	CPM

SCALE: 1" = 20'-0"

SHEET TITLE

SITE GRADING PLAN

PROJECT NUMBER

2023-03

DRAWING NUMBER

SG-1

SHEET 5 of 13

SOIL EROSION & SEDIMENT CONTROL NOTES:

- ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 1 WORKDAY, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- PERMANENT VEGETATION TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN 1 DAY AFTER FINAL GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW YORK.
- A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN 1 DAY OF THE PRELIMINARY GRADING.
- IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF 2 TONS PER ACRE, ACCORDING TO STATE STANDARDS.
- IN ACCORDANCE WITH THE STANDARD FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF 12 INCHES OF SOIL HAVING A PH OF 5 OR MORE, AND NO IRON SULFIDE PRIOR TO SEEDBED PREPARATION.
- AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN A WAY THAT WILL PERMANENTLY ADJUST THE CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
- TOTAL SITE AREA: 0.89± Ac., 38,710 SQ. FT.
- AREA OF DISTURBANCE: 0.205± Ac., 8,967 SQ. FT.
- NO STORMWATER DISCHARGES ARE SHOWN ON THE PLAN.
- DURING CONSTRUCTION A GARBAGE DUMPSTER WILL BE ON THE SITE AND CLEAN UP WILL BE CONDUCTED AT THE END OF EACH WORK DAY.
- SOIL DESCRIPTION:

SOIL LEGEND	
HuA - Hoosic-Urban Land Complex	
NOTE: SOIL BOUNDARIES HAVE BEEN REFERENCED FROM NRCS WEB SOILS SURVEY MARCH 29, 2010	

- INSPECTIONS TO BE PERFORMED EACH WEEK AND AFTER 1/2' OF RAINFALL BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER OR REGISTERED LANDSCAPE ARCHITECT.

SEQUENCE OF SITE CONSTRUCTION:

INSTALL STABILIZED CONSTRUCTION ENTRANCE.

CLEAR AND REMOVE BRUSH WITHIN LIMITS OF DISTURBANCE ONLY.

CONSTRUCT SILT FENCE.

STRIP AND STOCKPILE TOPSOIL IF NECESSARY.

APPLY TEMPORARY SEEDING MIXTURE TO ALL EXCAVATED AREAS OF THE SITE AS REQUIRED AT THE END OF EACH WORK DAY.

MULCH SEEDER AREAS AS REQUIRED AT THE END OF EACH WORK DAY.

CONSTRUCT AGGREGATE BASE COURSE.

INSTALL STONE SURFACE COURSE.

REMOVE SILT FENCES, APPLY PERMANENT SEEDING MIXTURE.

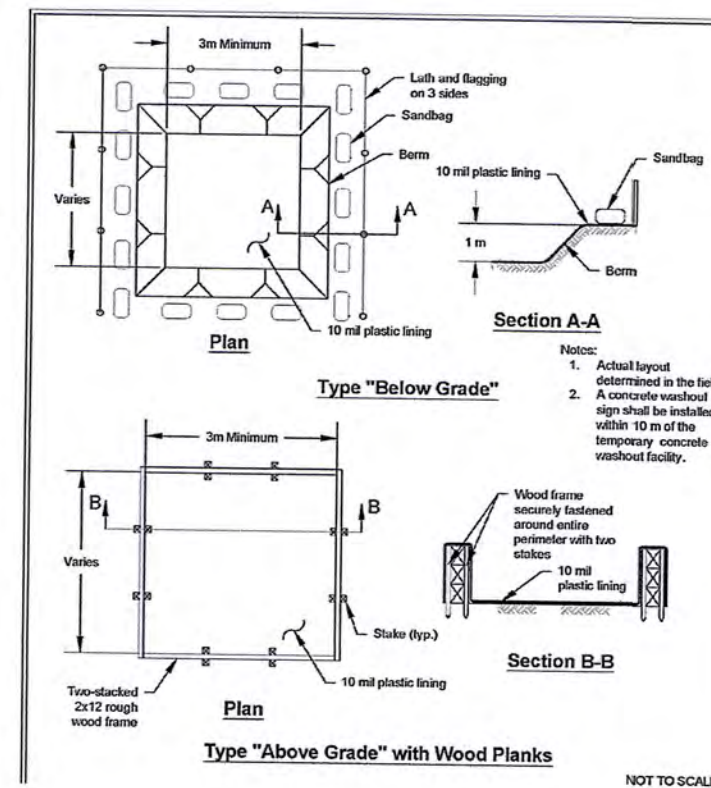
CONTACT CHARLES MAY AT 845/836-2141, OR CONCERNING COMPLIANCE WITH THE IMPLEMENTATION OF SOIL AND EROSION CONTROL DEVICES.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED BY THE TOWN OF CODE ENFORCEMENT OFFICER.

ROAD MUST BE KEPT CLEAN AT ALL TIMES.

16 NYCRR PART 753
REQUIRES 2 WORKING DAYS NOTICE PRIOR
TO START OF ANY UNDERGROUND WORK

Dig Safely.
New York
www.digsafelynewyork.com
1-800-962-7962



5 CONCRETE WASHOUT DETAIL EC-1 NOT TO SCALE

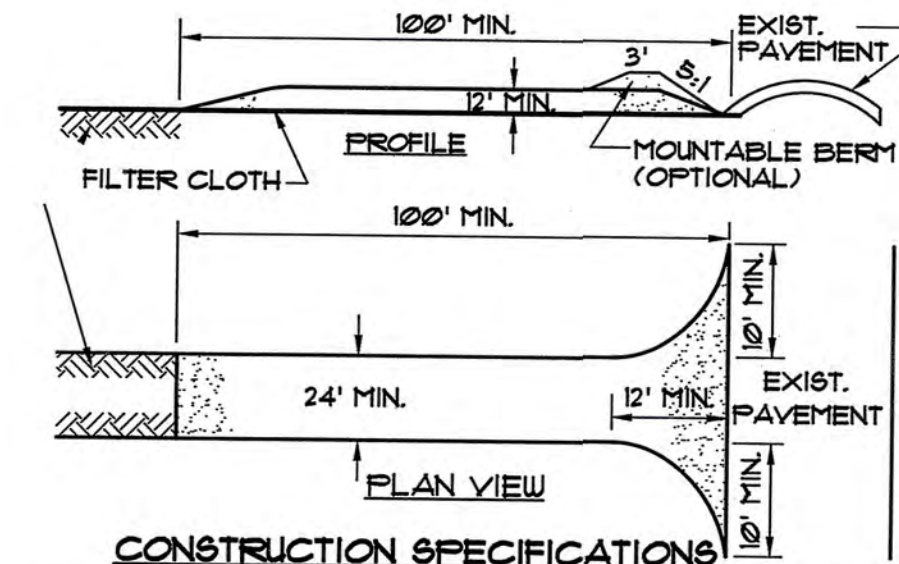
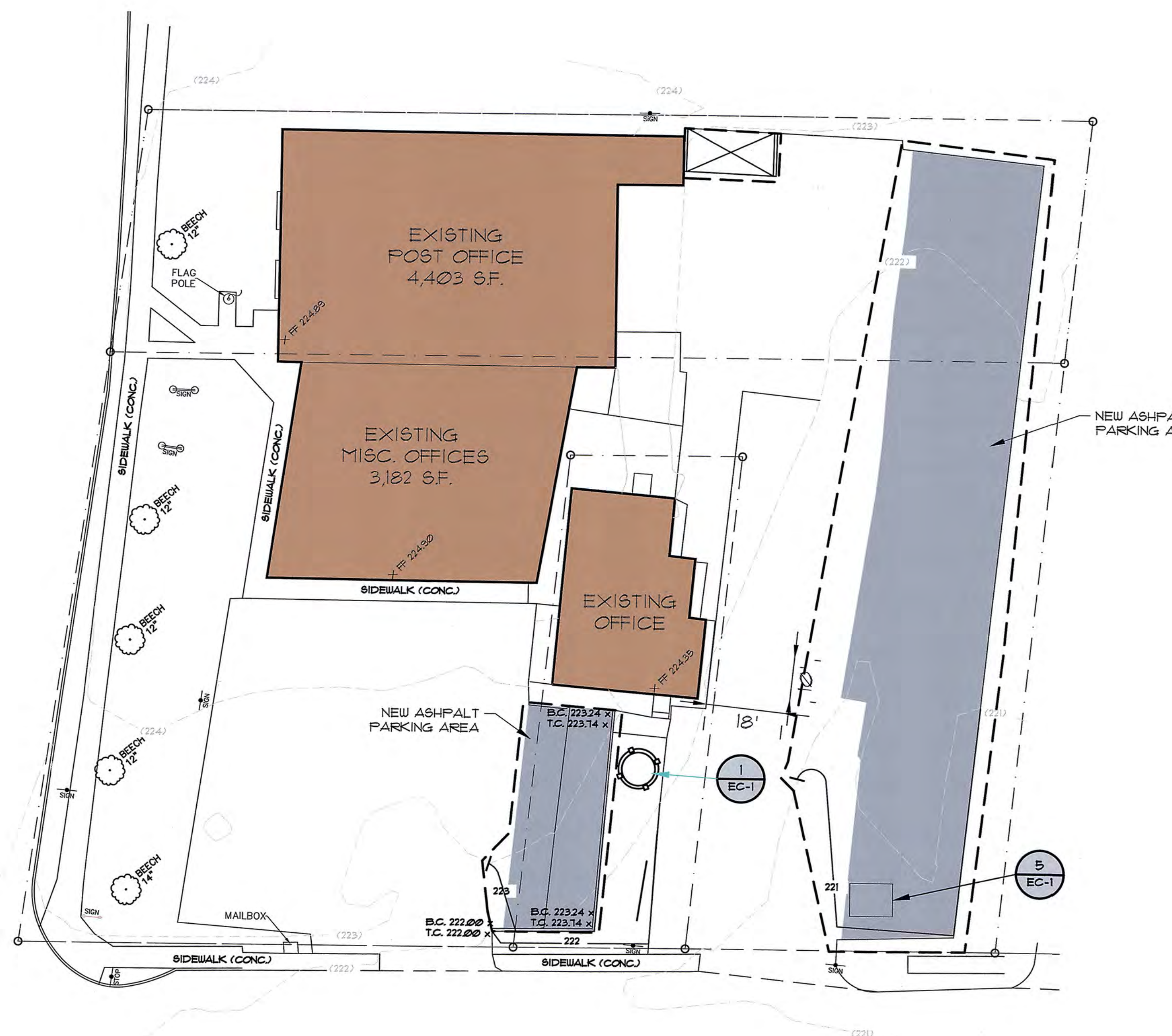
SEED MIXTURE

35% FINE FESCUE
35% FINE-LEAFED RYEGRASS
15% KENTUCKY BLUEGRASS
9% ANNUAL RYEGRASS
6% WHITE CLOVER

400 SQ. FT.
PER L.B.

4 SEED MIXTURE EC-1 NOT TO SCALE

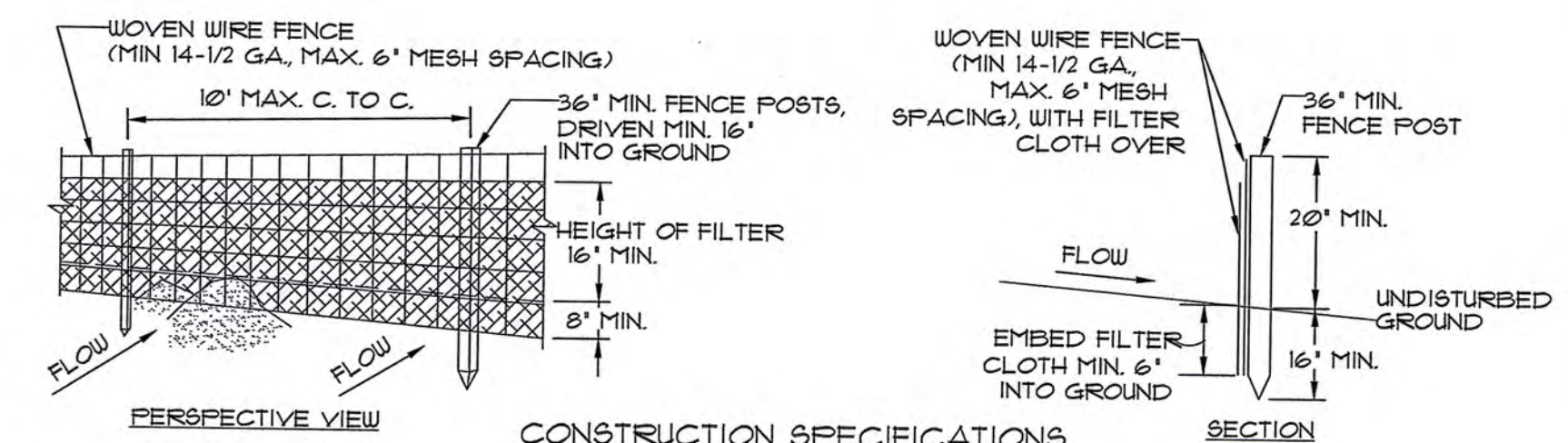
DENOTES AREAS TO BE SEED
IMMEDIATELY UPON COMPLETION
OF CONSTRUCTION ACTIVITY



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 100 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- 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.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

3 STABILIZED CONSTRUCTION ENTRANCE EC-1 NOT TO SCALE

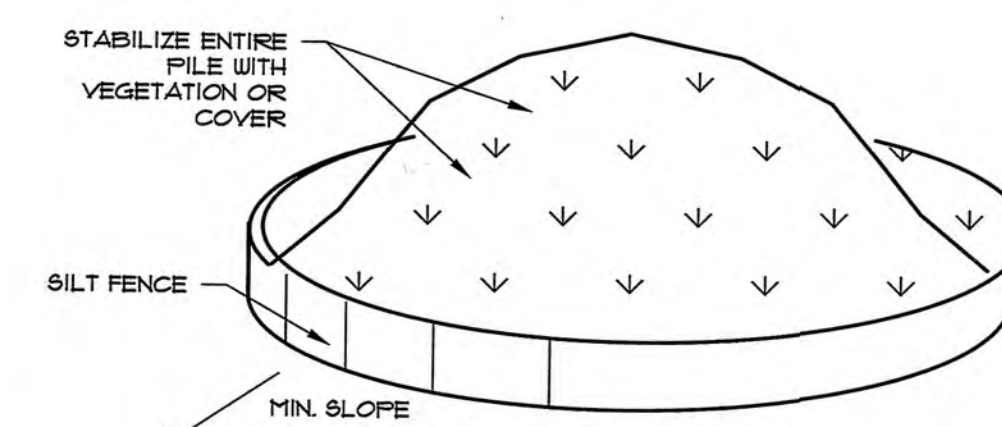


- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER 'T' OR 'U' TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENINGS

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA 140N, OR APPROVED EQUAL
PREFABRICATED UNIT, GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

2 SILT FENCE DETAIL EC-1 NOT TO SCALE



MIN. SLOPE

- NOTES:
- ALL ITEMS SHOWN ABOVE ARE INCIDENTAL TO SILT FENCE DETAIL UNLESS OTHERWISE NOTED, INCLUDING PERIODIC MAINTENANCE AND INSPECTION FOLLOWING RAIN EVENTS.
 - AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING AND THEN STABILIZED WITH VEGETATION OR COVERED.

1 TOPSOIL STOCKPILE DETAIL EC-1 NOT TO SCALE

LEGEND

AREA OF DISTURBANCE
SILT FENCE



SCALE: 1" = 20'-0"

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REVISIONS
BY
DATE
NO.

CHARLES P. MAY & ASSOCIATES, P.C.

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PROFESSIONALS

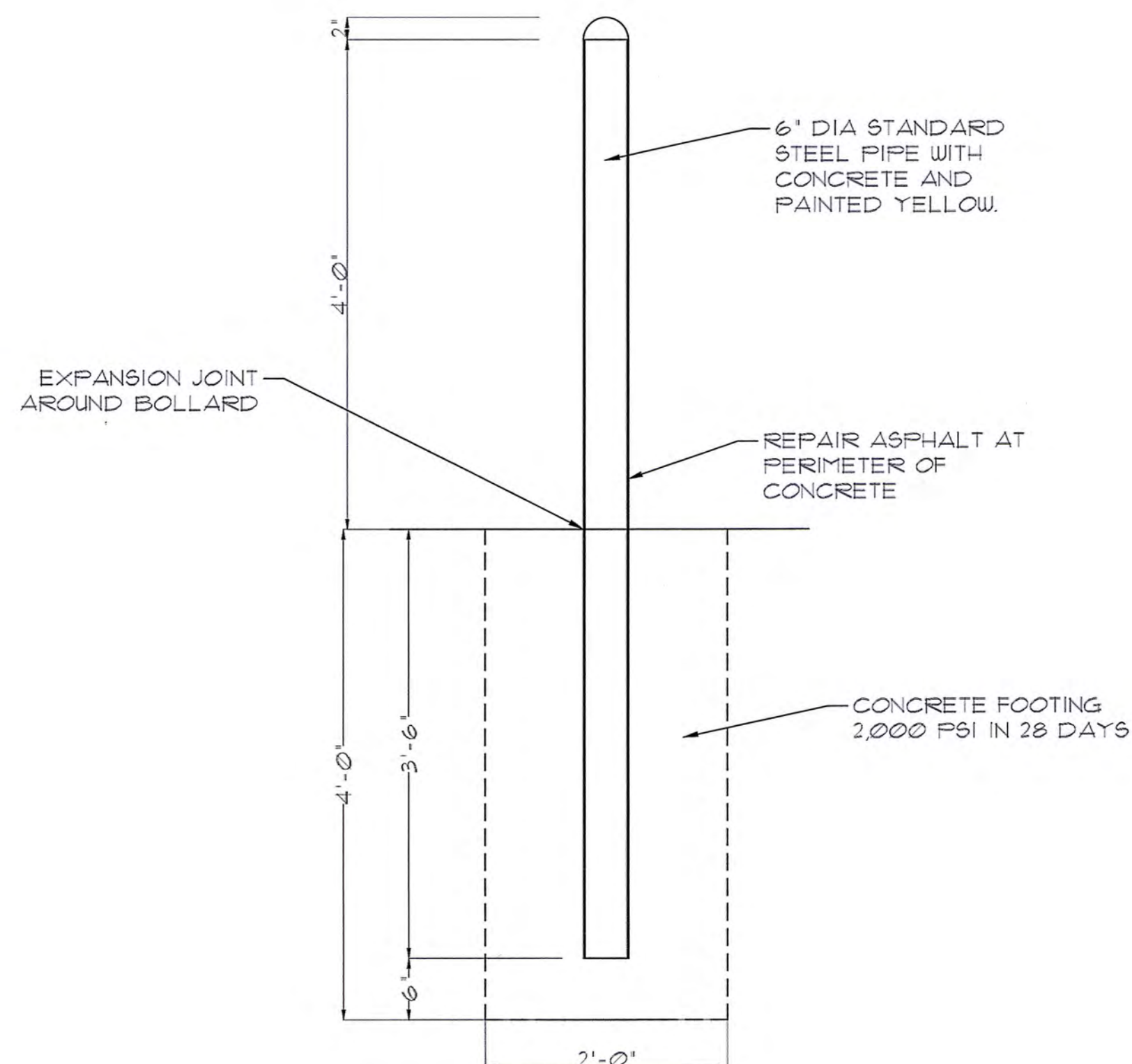
367 Windsor Highway
New Windsor, New York 12553
845-566-7830
Email: charlesmay@charlesmayassociates.com
Website: www.charlesmayassociates.com



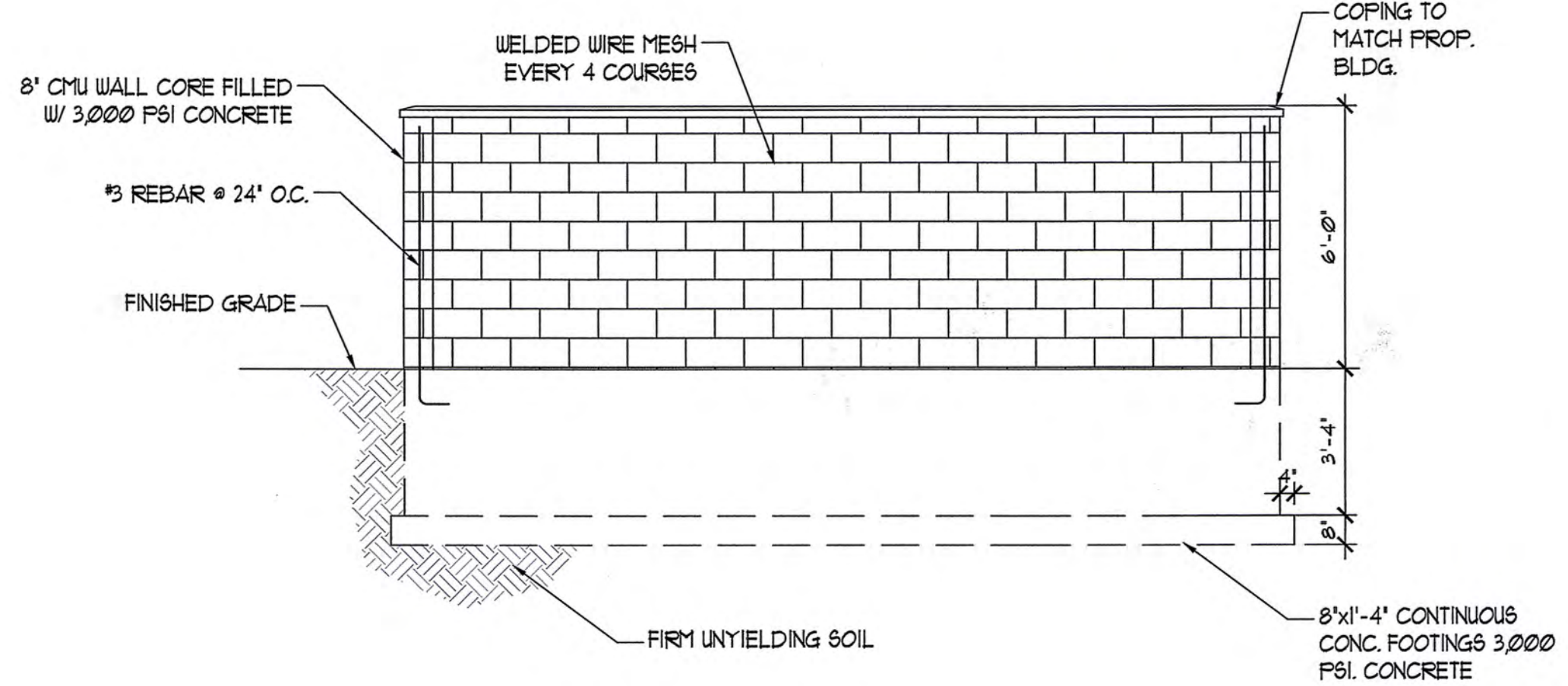
RAMR HOLDING - APARTMENTS
1012 - 1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK
PARCEL NO: 6155-01-106610 & 112878

DATE
2/10/26
DRAWN
JDC
CHECKED
CFM
SCALE: 1" = 20'-0"
SHEET TITLE
SOIL EROSION
CONTROL
PLAN

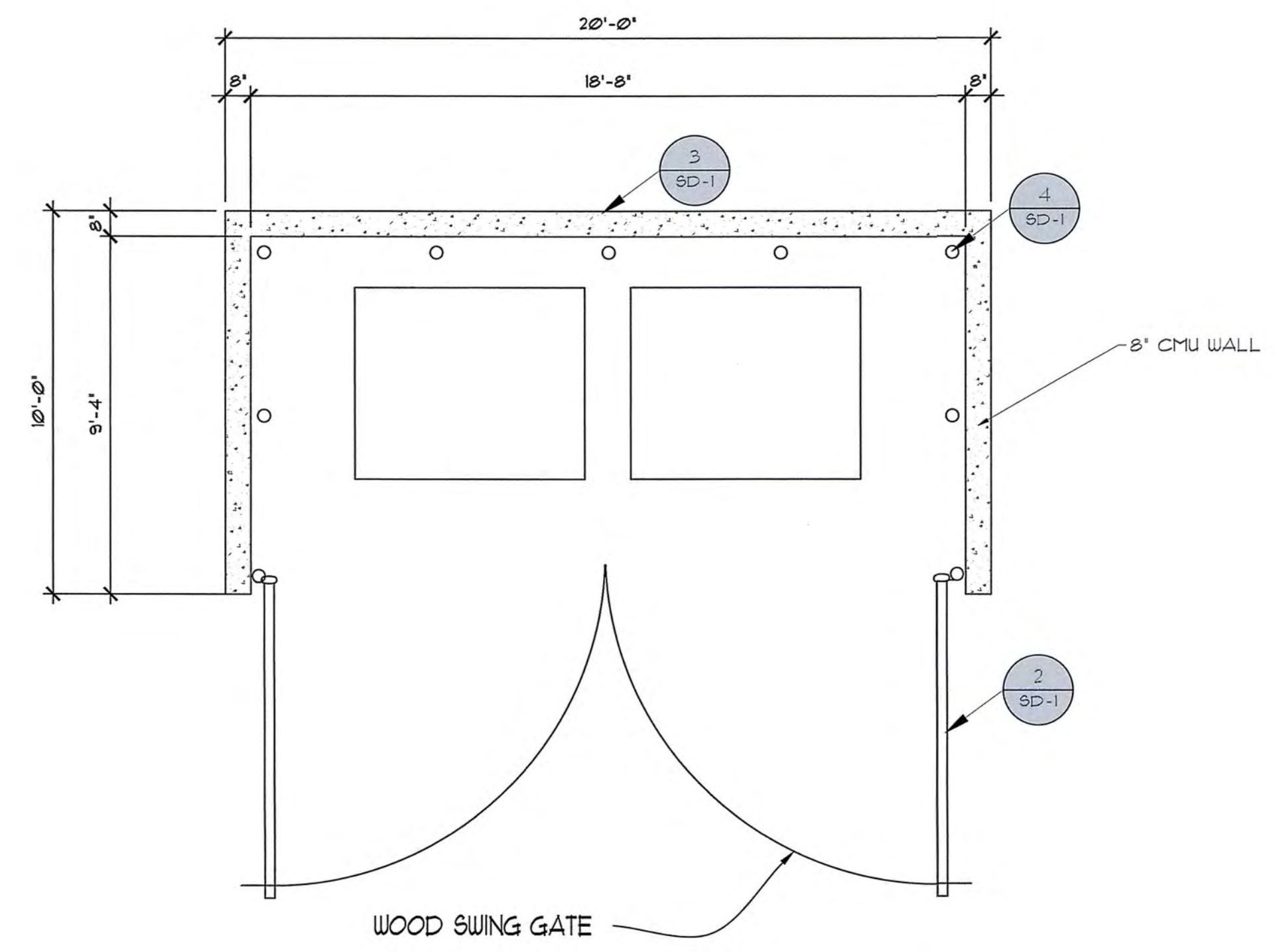
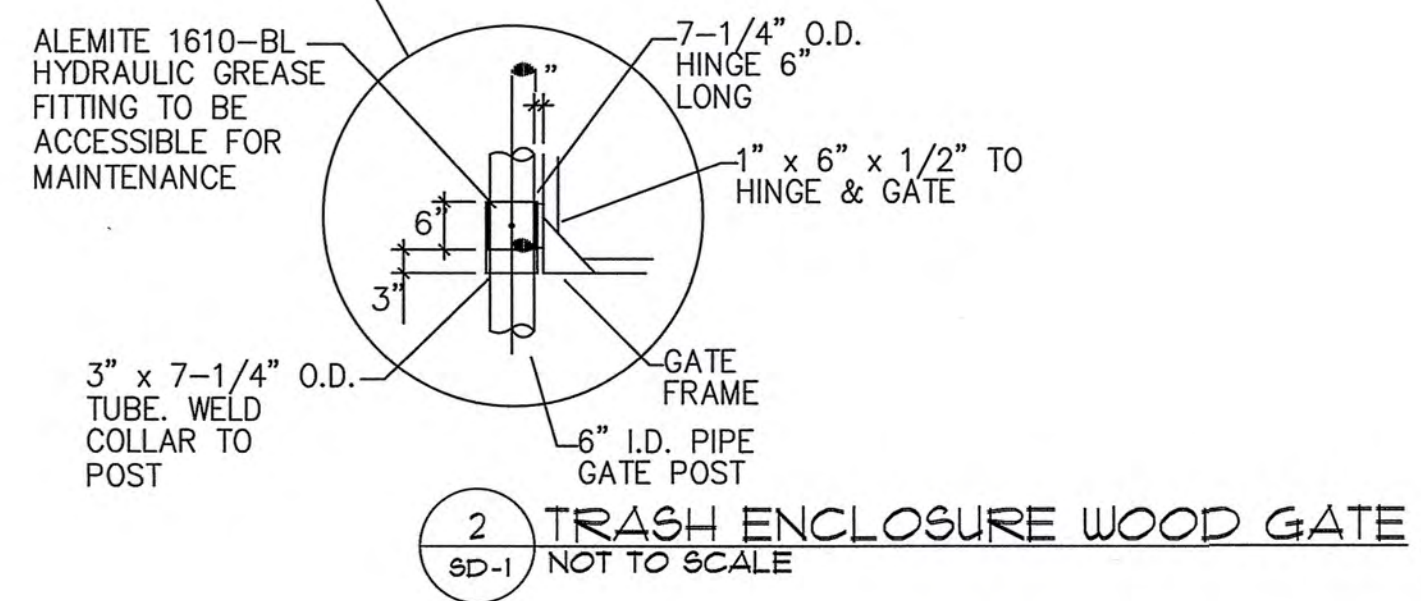
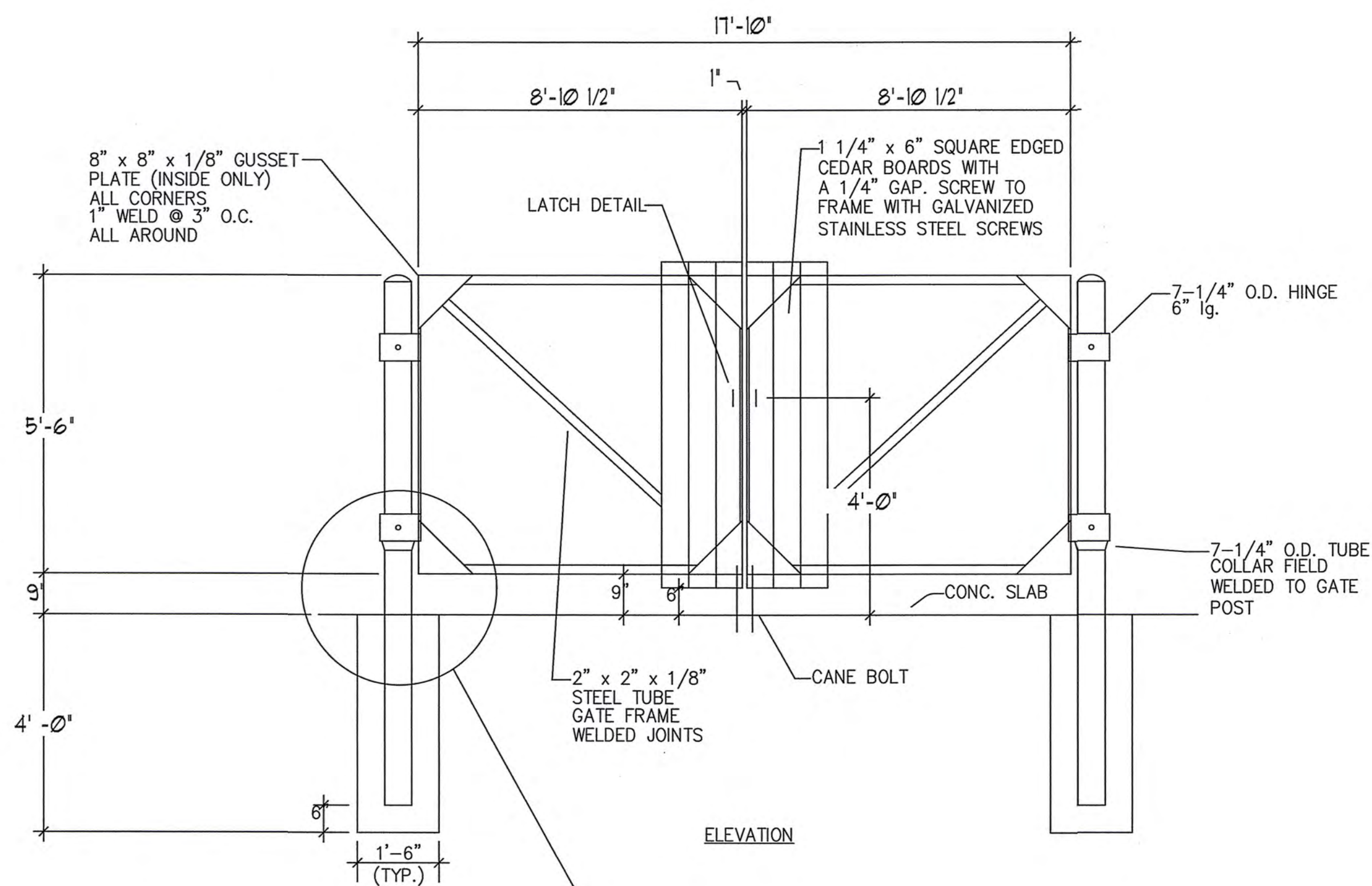
PROJECT NUMBER
2024-03
EC-1
DRAWING NUMBER
SHEET 6 OF 13



4 CONCRETE BOLLARD DETAIL
SD-1 NOT TO SCALE



3 TRASH ENCLOSURE ELEVATION
SD-1 NOT TO SCALE



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NO.	DATE	BY	CHKD	DESCRIPTION

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Fishkill, New York 12524
845-896-2747



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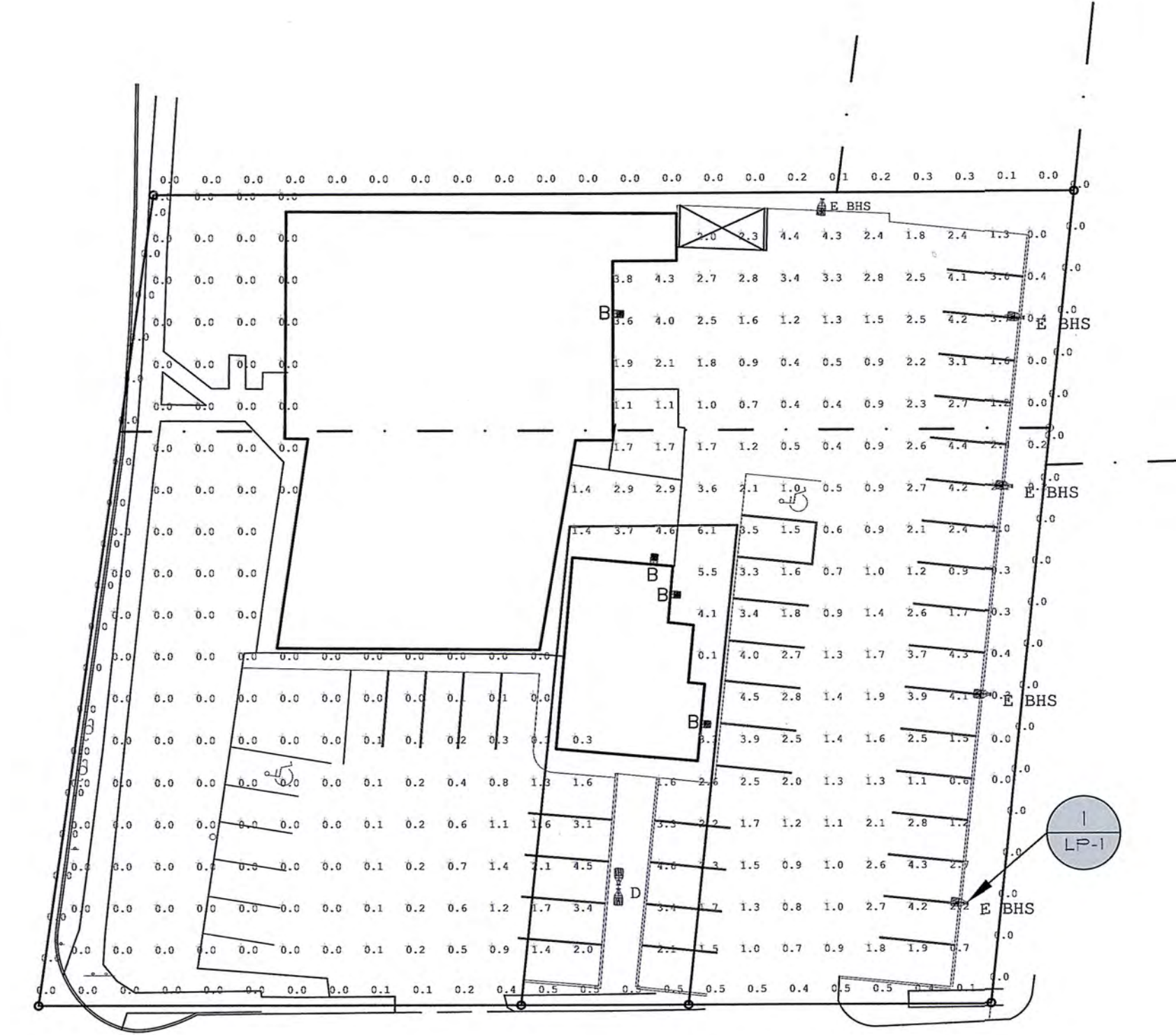
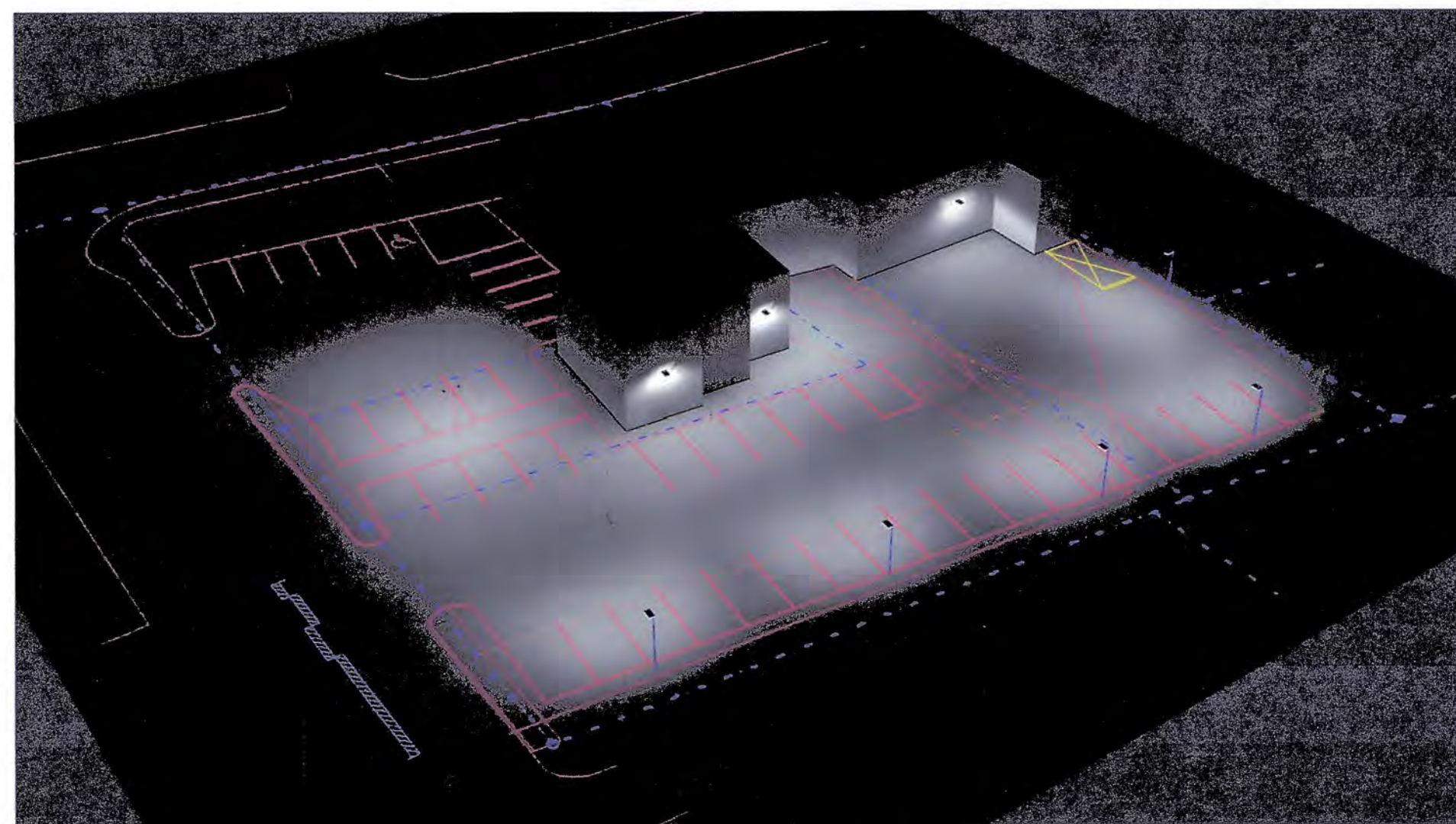
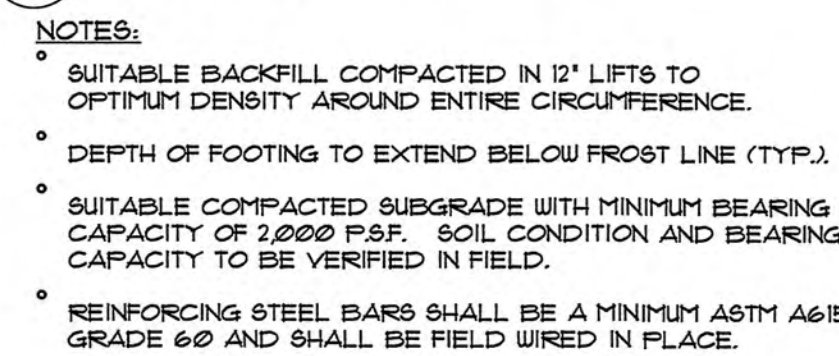
1012 - 1018 MAIN STREET
VILLAGE OF FISHKILL
DUTCHESS COUNTY, NEW YORK
PARCEL NO: 6155-07-106810 & 112818

DATE 2/10/26	DRAWN JDC	CHECKED CPM
SCALE: AS NOTED		
SHEET TITLE		
SITE DETAILS PLAN		

PROJECT NUMBER
2023-03

SD-1
DRAWING NUMBER

SHEET 1 OF 13



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For Schematic
Design Review Only

NO.	DATE	BY	REVISIONS	DESCRIPTION

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charlespmay@cpaol.com

RAMMR Holding
POST OFFICE ADDITION: APARTMENTS
1018 MAIN STREET
VILLAGE OF FISHKILL, NY 12524

DATE	DRAWN	CHECKED
02/10/2026	JP	
SCALE	AS NOTED	
SHEET TITLE		

EXISTING
BUILDING PLANS

PROJECT NUMBER

A-1

DRAWING NUMBER

SHEET 9 OF 13

1 OVERALL BUILDING FIRST FLOOR: EXISTING
SCALE: 1/4" = 1'-0"

PRELIMINARY SCHEMATIC DESIGN - FOR DESIGN REVIEW ONLY

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NO.	DATE	REVISIONS	
		BY	CHKD

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1018 MAIN STREET
VILLAGE OF FISHKILL, NY 12524

DATE	DRAWN	CHECKED
02/10/2026	JP	
SCALE: [AS NOTED]		
SHEET TITLE		
PROPOSED FIRST FLOOR PLAN		

PROJECT NUMBER
DRAWING NUMBER
A-2
SHEET 10 OF 13

1 OVERALL BUILDING FIRST FLOOR: PROPOSED
SCALE: 1/4" = 1'-0"

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1 OVERALL BUILDING NEW SECOND FLOOR:PROPOSED
SCALE: 1/8" = 1'-0"

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REVISIONS		DESCRIPTION
NO.	DATE	BY

CHARLES P. MAY & ASSOCIATES, P.C.

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167 Windsor Highway
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charlesmay@cpma.com



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POST OFFICE ADDITION: APARTMENTS
[1018 MAIN STREET]
VILLAGE OF FISHKILL, NY 12524

DATE	DRAWN	CHECKED
7/10/2026	JP	
SCALE	AS NOTED	
SHEET TITLE		
PROPOSED		
SECOND FLOOR		
PLAN		

PROJECT NUMBER
DRAWING NUMBER
A-3
SHEET 11 OF 13

REVISIONS		DESCRIPTION
NO.	DATE	

CHARLES P. MAY & ASSOCIATES, P.C.

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charlesmay@cpma.com



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1018 MAIN STREET
VILLAGE OF FISHKILL, NY 12524

DATE	DRAWN	CHECKED
2/10/2026	JP	
SCALE	AS NOTED	
SHEET TITLE		
PROPOSED ELEVATIONS		

PROJECT NUMBER
A-4
DRAWING NUMBER
SHEET 12 OF 13



2 PROPOSED EXTERIOR ELEVATION: FRONT
SCALE: 1/4" = 1'-0"

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THE DRAWING AND/OR IN THE SPECIFICATION.



1 EXISTING EXTERIOR WITH MATERIALS
SCALE: NTS



2 EXISTING EXTERIOR WITH MATERIALS
SCALE: NTS

REGISTERED ARCHITECT
JENNIFER C. PEPE
043303
STATE OF NEW YORK
For Schematic
Design Review Only

NO.	DATE	REVISIONS		DESCRIPTION
		BY	CHKD	

CHARLES P. MAY & ASSOCIATES, P.C.



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RAMMR Holding
POST OFFICE ADDITION: APARTMENTS
1018 MAIN STREET
VILLAGE OF FISHKILL, NY 12524

DATE	DRAWN	CHECKED
02/10/2026	JP	
SCALE: AS NOTED		
SHEET TITLE EXISTING EXTERIOR		

PROJECT NUMBER
DRAWING NUMBER
A-5
SHEET 13 OF 13

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