

- NOTES:
1. PARKING LOT IS PRE-EXISTING NON-CONFORMING
 2. CAPACITY: 421* EXISTING PARKING SPACES INCLUDING 15 ACCESSIBLE PARKING SPACES
 3. NO PARKING WILL BE ADDED OR ELIMINATED BY THIS PROJECT
 4. EXISTING BUILDING AREA WILL NOT BE EFFECTED BY THIS PROJECT
- *ESTIMATED; LOT IS NOT STRIPED AT NE CORNER. SEE DRAWING PB1.1

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BAR DOWN STUDIO
PO Box 721, Beacon, NY 12508
845.559.3187

Project Title

Crystal Bliss Spa
Interior Renovation
982 Main St., Fishkill NY

Drawn By:

dh

Checked By:

dh

BDS Proj. #:

24-11

Date:

08/01/2024

Scale:

1:1200

Sheet Title

PB-1
SITE
PLAN



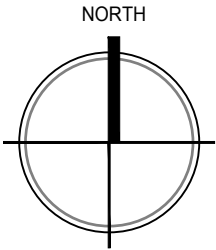
VISUAL PARKING SURVEY (DOES NOT
ACCOUNT FOR VEHICLES EXITING OR
ENTERING AT THE TIME OF SURVEY)

NOON MONDAY - 5 AUGUST
175 SPACES TAKEN

NOON FRIDAY - 09 AUGUST
202 SPACES TAKEN

NOON SATURDAY - 10 AUGUST
166 SPACES TAKEN

NOON SUNDAY 11 - AUGUST
148 SPACES TAKEN



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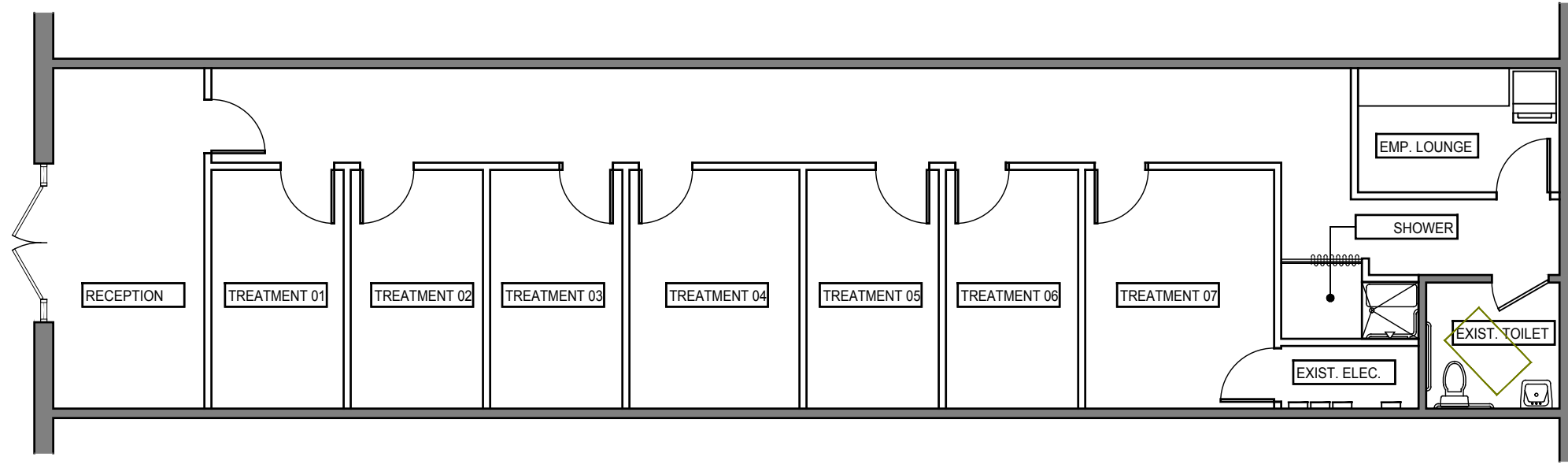
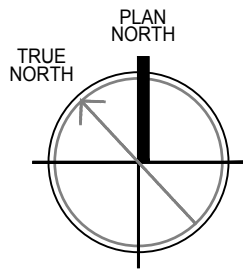
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Scale:	N.T.S.

Sheet Title

PB-1.1
PARKING
SURVEY



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Scale:	1/8" = 1'-0"

Sheet Title

PB-2
PROPOSED
PLAN



BAR DOWN STUDIO
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Schedule of Uses for Nonresidential Districts					
PP = Permitted Principal Use PA = Permitted Accessory Use SPU = Special Use Permit					
USES	VCBD ^a	PB	GB-1	GB-2	PI
PUBLIC AND QUASI-PUBLIC					
Art galleries	PP	PP	PP	PP	
Building, structure and use owned and operated by the Village of Town of Fishkill or any district thereof	PP				
Churches or other places of worship	PP	PP		PP	
Fraternal service organization	PP			PP	
Governmental offices	PP	PP		PP	PP
Library	PP				
Museums	PP	PP		PP	
Post Office	PP				
OFFICE					
Bank and financial services	PP	PP	PP	PP	
Professional and business offices	PP	PP	PP	PP	PP
Home occupation, subject to § 171-63.1	SPU		SPU		
RETAIL					
Stores and shops for retail business and services	PP	PP	PP	PP	PP
Grocery market	SPU	PP	PP	PP	PP
Gun Shop					SPU
RESTAURANT					
Delicatessen	PP	PP	PP	PP	PP
Restaurant	PP	SPU	SPU	PP	PP
Taverns	PP		SPU	PP	PP
Drive-thru windows	SPU	SPU	SPU	SPU	SPU
SERVICE					
Laundry plant					PP
Laundry facilities	SPU	PP	PP	PP	PP
Professional services	PP	PP	PP	PP	PP
Day nursery	SPU	PP	SPU	SPU	PP
Funeral home	SPU	SPU		SPU	SPU
Instructional use	SPU	PP	SPU	SPU	PP
Kennels					PP
Tattoo parlors	SPU	SPU	SPU	SPU	SPU
Outdoor box, subject to § 171-65.3	SPU	SPU	SPU	SPU	SPU
RECREATIONAL AND ENTERTAINMENT RELATED					
Theater, subject to § 171-64	SPU	SPU		SPU	SPU
Indoor recreation and amusement facility		PP		PP	PP
Adult use					PP
MEDICAL					
Urgent care facility	SPU	SPU	SPU	SPU	SPU
Veterinary office		PP		PP	PP
Convalescent or nursing home		SPU		SPU	SPU
MANUFACTURING					
Cabinetmaking, woodworking, heating, plumbing, ventilating, and air conditioning				SPU	PP
Electrical, tinsmithing, and sheet metal shop			SPU	SPU	PP
Printing				SPU	PP
Manufacturing including fabrication, conversion, processing, altering, assembling and similar handling of materials and produce, provided that such use conforms to the performance standards in Article XII					PP
WAREHOUSE AND STORAGE					
Lumber and building materials yard				PP	PP
Contractor yard				SPU	SPU
Indoor warehousing and wholesale business				SPU	PP
Frozen food locker					PP
Distribution facilities					SPU
Equipment rental					SPU
Personal storage unit	SPU				

AUTOMOTIVE					
Automotive service station				SPU	PP
Automotive repair and paint shop				SPU	
Automotive sales and service				SPU	
Car wash				SPU	PP
RESIDENTIAL					
1 Single family dwelling per lot	PP				
Bed-and-breakfast establishments	PP			PP	
Hotel/motel	SPU	SPU		SPU	SPU
Dwelling unit(s) when attached to a nonresidential use ^b	SPU	SPU	SPU		
Multifamily dwellings, subject to § 171-64.1	SPU				
UTILITIES					
Wireless telecommunications services facilities, subject to § 171-65.1					SPU
ACCESSORY USES					
Any single use customarily incidental to a permitted use up to 10% of the gross floor area which is dedicated to customer retail space	PA	PA	PA	PA	PA
Off-street parking and loading, subject to Article XI	PA	PA	PA	PA	PA
Signs, subject to Article V	PA	PA	PA	PA	PA
Solar energy system, subject to § 171-37.1	PA	PA	PA	PA	PA
Wind energy system, subject to § 171-37.1			PA	PA	PA

^a All nonresidential buildings in the VCBD shall be located entirely with a maximum distance of 150 feet from Main Street/NYS Route 52.

^b No ground floor dwelling unit is permitted to front on Main Street or Elm Street.



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ZONING
TABLES