

1.	69 MAIN STREET ASSOC., PO BOX 28, WHITE PLAINS, NY 10605, FOR PROP.: 13300100615500088189830000
2.	71 MAIN ST ASSOC., PO BOX 28, WHITE PLAINS, NY 10605, FOR PROP.: 13300100615500088139870000
3.	FIRST REFORMED PROT. DUT CH, 1153 MAIN ST, FISHKILL, NY 12524, FOR PROP.: 13300100615500088409860000
4.	HEBE HOLDINGS LLC, 1131 MAIN ST, FISHKILL, NY 12524, FOR PROP.: 13300100615500088239830000
5.	JLEM PROPERTIES LLC, 1107 MAIN ST, FISHKILL, NY 12524, FOR PROP.: 13300100615500088409860000
6.	VILLAGE OF FISHKILL, 1095 MAIN ST, FISHKILL, NY 12524, FOR PROP.: 13300100615500088109960000
7.	VILLAGE OF FISHKILL, 1095 MAIN ST, FISHKILL, NY 12524, FOR PROP.: 13300100615500088199960000

TAX MAP No. 133001-6155-08-820990

LOT AREA: 0.13 ACRES

ZONING: VC-BD VILLAGE CENTER BUSINESS DIST.

SEWER: COMM./PUBLIC

WATER: COMM./PUBLIC

JLEVI LLC
1107 MAIN STREET
FISHKILL, NY 12524

HOT STUFF COFFEE SHOP
8 CHURCH STREET, STE 2
FISHKILL, NY 12524

	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN LOT AREA:	NONE	N/A
MIN. LOT WIDTH:	NONE	N/A
MIN. LOT DEPTH:	NONE	N/A
MIN. FRONT YARD:	NONE	N/A
MIN. SIDE YARD:	NONE	N/A
MIN. REAR YARD:	NONE	N/A
MAX. BUILDING HEIGHT:	35'	<35'
MAX BUILDING COVERAGE:	50%	49%
MAX. BUILD FOOTPRINT:	5,000 S.F.	2,754 S.F.
MAX LOT COVERAGE:	80%	90%***
MIN. SEPARATION BETWEEN BUILDINGS:	10**	3.5****

*30 feet if facing a residential district; 40 feet for properties west of Jackson Street subject to Planning Board Approval.
 **Where the New York State Uniform Fire Protection and Building Code is more restrictive, the NYS Code shall apply.
 ***Existing nonconforming

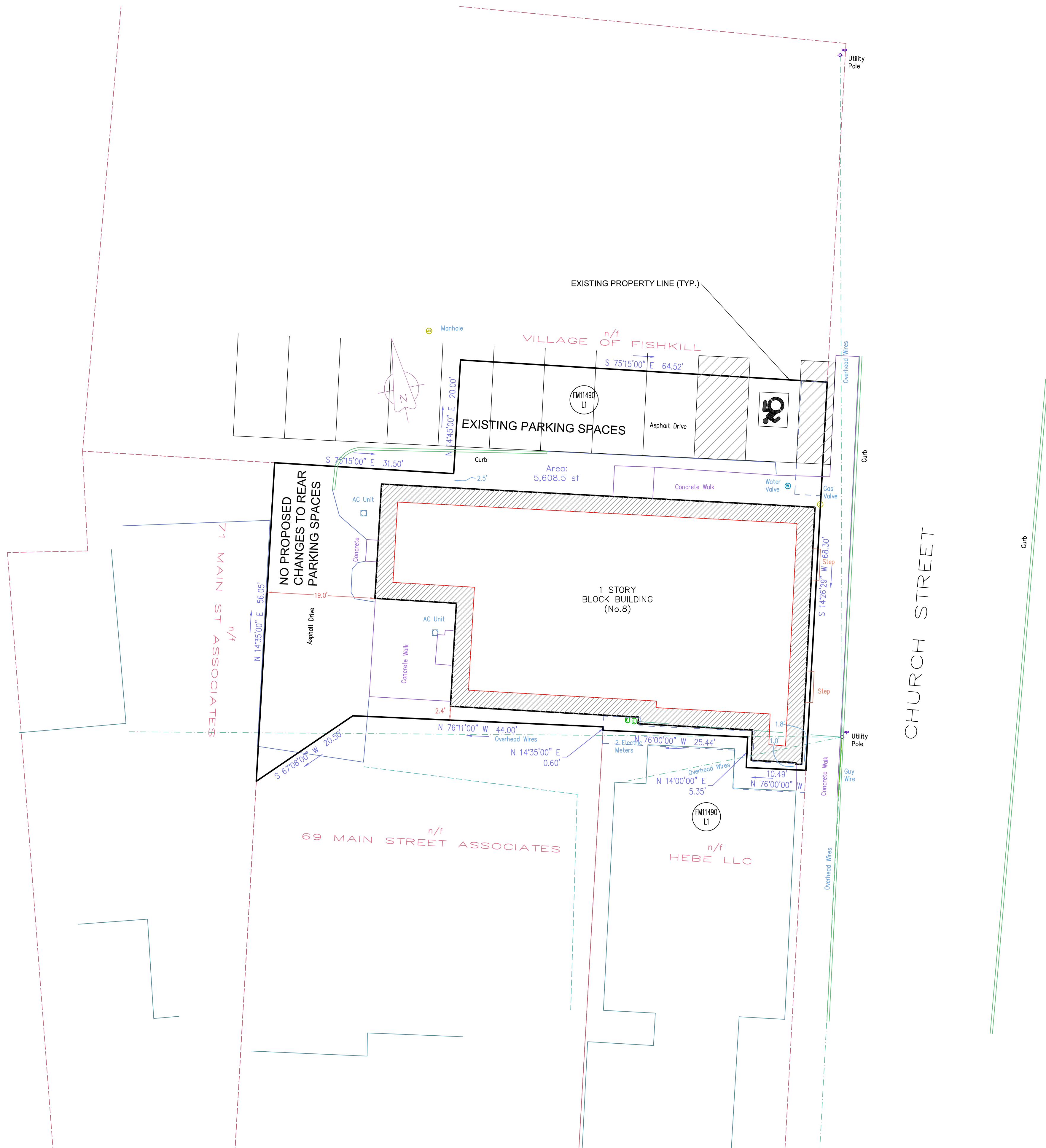
Per § 171-89 Parking exemption.
Structures and land uses in the VC-BD District between Church Street and Jackson Street which are legally in existence shall not be subject to the parking and loading space requirements set forth in this article. This exception to the parking and loading space requirements of this article shall also apply to changes of use in said existing structures. However, any parking and loading facilities now existing to serve such structures and uses shall not be reduced except where they exceed such requirements, in which case they shall not be reduced below such requirements.

THE SURVEY INFORMATION HEREON WAS TAKEN FROM A SURVEY PREPARED BY ROBERT F. OICLE, PLS, NYS LIC#. 050962, 946 ROUTE 376, WAPPINGERS FALLS, NY 12590. SURVEY DATED 10-13-2021 AND PREPARED FOR JLEVI, LLC.

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 CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

SIGNED FOR THE PLANNING BOARD BY:

PLANNING BOARD, CHAIRMAN	DATE
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THE UNDERSIGNED OWNER OF THIS
PROPERTY HEREON STATES THAT HE/SHE IS
FAMILIAR WITH THIS MAP, ITS CONTENTS AND
ITS LEGENDS AND HEREBY CONSENTS TO
ALL SAID TERMS AND CONDITIONS AS STATED
HEREON.

NAME _____ DATE _____

THE UNDERSIGNED APPLICANT FOR THIS APPLICATION HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

NAME _____ DATE _____

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	BRIAN STOKOSA, PE
Revisions	
Project No:	2024-263
	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York 12590
(845) 223-3202

PROJECT

**CHANGE OF USE FOR
8 CHURCH ST.**

VILLAGE OF FISHKILL DUTCHESS COUNTY, NEW YORK

SITE PLAN

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	BJS	
DATE	CHECKED BY	SP.1
7/29/24	BJS	