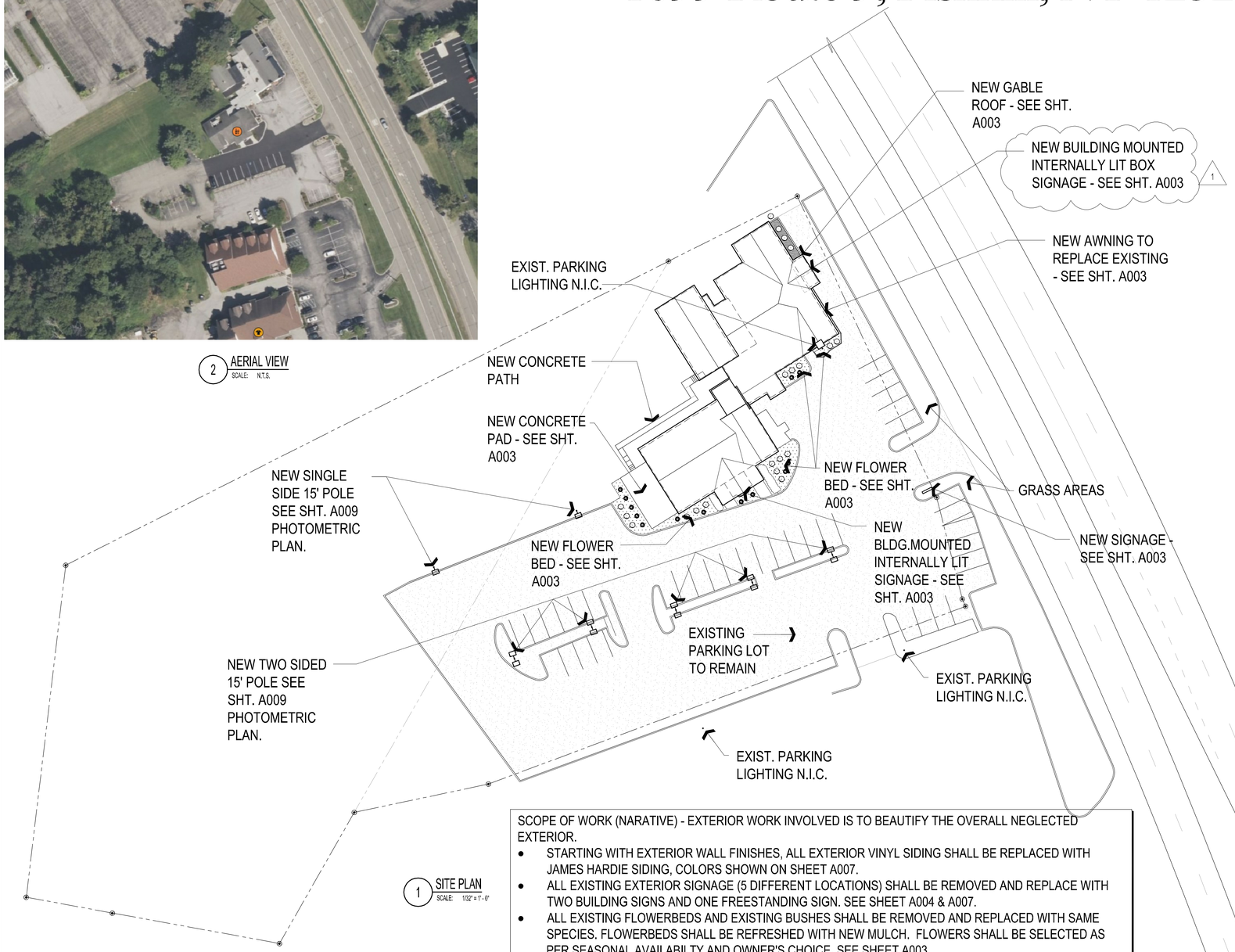
Village Pancake Factory

1099 Route 9, Fishkill, NY 12524

2 AERIAL VIEW
SCALE: N.T.S.



1 SITE PLAN
SCALE: 1/32" = 1'-0"

SCOPE OF WORK (NARATIVE) - EXTERIOR WORK INVOLVED IS TO BEAUTIFY THE OVERALL NEGLECTED EXTERIOR.

- STARTING WITH EXTERIOR WALL FINISHES, ALL EXTERIOR VINYL SIDING SHALL BE REPLACED WITH JAMES HARDIE SIDING, COLORS SHOWN ON SHEET A007.
- ALL EXISTING EXTERIOR SIGNAGE (5 DIFFERENT LOCATIONS) SHALL BE REMOVED AND REPLACE WITH TWO BUILDING SIGNS AND ONE FREESTANDING SIGN. SEE SHEET A004 & A007.
- ALL EXISTING FLOWERBEDS AND EXISTING BUSHES SHALL BE REMOVED AND REPLACED WITH SAME SPECIES. FLOWERBEDS SHALL BE REFRESHED WITH NEW MULCH. FLOWERS SHALL BE SELECTED AS PER SEASONAL AVAILABILTY AND OWNER'S CHOICE. SEE SHEET A003.
- 7 NEW PARKING LIGHT POLES SHALL BE ADDED. SEE THIS SHEET & SHEETS A009 & A010.
- ALL GRASSED AREAS SHALL BE REFRESHED.
- ALL EXTERIOR CONCRETE WORK SHALL BE REPAIRED TO MEET CODE AS NECESSARY. SEE THIS SHEET.
- NEW WALL MOUNTED BUILDING LIGHTS SHALL BE REPLACED. SEE SHEET A006.
- GABLE ROOF ADDED TO THE EAST ENTRY FACING ROUTE 9.
- EXISTING ROUND AWNING REMOVED AND MORE TRADITIONAL AWNINGS ADDED AT EXISTING WINDOW LOCATIONS.
- EXIST. BAY WINDOW REPLACEMENTS ON THE ROUTE 9 SIDE WITH SINGLE SAME SIZE SINGLE WINDOW UNITS.
- EXISTING PARKING LOT TO REMAIN AS IS.

LIST OF DRAWINGS - ARCHITECTURAL

SHEET NO.	SHEET CONTENTS	SCALE (IF APPLICABLE)
CO-1	COVER SHEET	1/32" = 1'-0"
A-000	GENERAL NOTES & SPECIFICATIONS	N / A
A-001	GENERAL NOTES & SPECIFICATIONS	N / A
A-002	GENERAL NOTES & SPECIFICATIONS	N / A
A-003	PROPOSED EXTERIOR WORK	1/8" = 1'-0"
A-004	PROPOSED EXTERIOR SIGNAGE	AS SHOWN
A-005	DEMOLITION EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-006	PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-007	PROPOSED WORK EXISTING EXTERIOR ELEVATIONS	1/8" = 1'-0"
A-008	FREESTANDING SIGN	AS SHOWN
A-009	PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
A-010	PHOTOMETRIC OF NEW LIGHT POLE FIXTURES	1"= 20'-0"
A-010	LIGHT POLE SPECIFICATIONS	AS SHOWN

	REQUIRED	PROPOSED
ZONE	HB-HIGHWAY BUSINESS	
PERMITTED USE:		RESTAURANT
MIN. LOT SIZE:	2 ACRE	4.17 (181.645 SF)
MIN. SETBACKS: FRONT	75'	
REAR	30'	
SIDE (1)	10'	
SIDE (2)	10'	
MAX. HEIGHT:	2-1/2 STORIES/ 35'	1 STORY
BLDG. COVER: EXISTING		5,750 SF
PROPOSED		1,800 SF
TOTAL	25%(MAX.)	7,550 SF (4.15%)
PAVING: EXISTING		25,925 SF
PROPOSED		20,800 SF
TOTAL	75% (MAX.)	46,725 SF (25.72%)
OPEN SPACE:	25% (MIN.)	127,370 SF (70.13%)
PARKING:	1 SPACE/100 SF GROSS 7,550÷100 = 75.5 SPACES REQ'D.*	TOTAL PROVIDED 89
	OR	
	1 SPACE/3 SEATS (EXISTING) 154 + (NEW) 80 = 234÷3 = 78 REQ'D.*	

*OF TOTAL OF 234 SEATS EXISTING AND PROPOSED, 135 SEATS IN BANQUET ROOM AND 99 IN RESTAURANT

PARKING REQUIREMENTS ARE SET FORTH WITHIN AGREEMENTS OF RECORD & CONDITIONS RECORDED IN PARKING EASEMENTS AND UTILITY EASEMENTS IN DOCUMENT No. 02 2003 8019.

NEW YORK STATE ENERGY CODE

PROPOSED BUILDING RENOVATIONS AND ADDITION FOR:

OWNER
OWNER: ISMAEL ROMAN

DESIGN DATA:
* DEGREE DAYS: 7000
* HEATING DESIGN TEMP: 1 DEG. (OUTDOORS) - 72 DEG. (INDOORS)
* CODE DESIGN APPROACH: PART 5
* HEATING TYPE: HEAT PUMP

	VALUE REQ'D BY CODE	VALUE PROVIDED
EXTERIOR WALL	R=21	R=19
ROOF/CEILING	R=49	R=49-FLAT CEIL. R=30-SLOPED CEIL.
FLOOR	R=19	R=19
FOUNDATION WALL	R=13	R=N/A
SLAB EDGE INSUL	R=10	R=12
GLAZING	R=1.7	R=3.1
ENTRANCE DOOR	R=2.5	R=4.0

INFILTRATION:	MANUFACTURER	CODE REQ'D VALUE	CODE PROVIDED
WINDOWS	ANDERSEN	.37 CFM/LF	.34 CFM/LF
ENTRANCE DOOR	ANDERSEN	.5 CFM/SF	.44 CFM/SF

NOTES:
CAULKING — PROVIDE CAULK AROUND ALL DOORS, WINDOWS AND OTHER OPENINGS IN EXTERIOR WALLS.

PIPE INSUL. — PROVIDE PIPE INSULATION AT HEATING AND HOT WATER PIPES OUTSIDE OF INSULATED WALL AND FLOOR AREAS.

TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ALL REQUIREMENTS OF THE STATE ENERGY CONSERVATION CODE.

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REGISTERED ARCHITECT MICHAEL A. GIORDANO 027877 STATE OF NEW YORK

Village Pancake Factory
1099 Route 9
Fishkill, NY 12524
COVER SHEET

REVISIONS	
1	7/20/2025 SITE PLANNING BOARD REVISIONS

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Date: 6/12/25	Job: 2501
Scale:	1/32" = 1'-0"

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