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HOTEL OPERATORS / RETAIL DEVELOPERS
JOINT VENTURE / POSSIBLE OUTRIGHT SALE
HOTEL / RETAIL DEVELOPMENT SITE – 10 ACRES
CONTINENTAL COMMONS PLAZA

“ Fully Approved “ “ 60,000 SQ. FT.”

“ ALL UTILITIES”

“ RT. 9 & I-84 FISHKILL, NY DUTCHESS CO”

Property: Fully approved hotel & retail plaza known as Continental Commons on Rt. 9 by I-84 with all utilities. 3 proposed buildings: 1 hotel & 2 retail buildings.

Location: East side, Rt. 9, south of I-84, across from Dutchess Mall, located between Snook Road & Van Wyck Lake Road, Town of Fishkill. Site adjoins Speedway Gas (formerly Hess) and now operated by 7-11.

Land Area / frontage: 10.4 acres / Rt. 9: 800 ft.

Zoned: Commercial: GB, allows offices, retail, hotel, restaurants

Utilities: Town water & sewer

Buildings:

- A) 2.5 story hotel: 90 rooms, 13,000 sq.ft. per floor
Total: 40,000 sq.ft.
- B) Retail- restaurant: 8,000 sq.ft. (one story)
- C) Retail/ office: 12,000 sq. ft.(one level)
- D) Small 800 sq.ft. building to be visitor center on main floor. Dual purpose building since utility connections will be in the basement which will distribute water to other buildings on site.

- Offering:**
- a) To be offered with current approvals in place. Alternate use or major changes will be a cost for new entity.
 - b) Being offered as a Joint Venture; economics of deal to be discussed.
 - c) possible hotel/retail section to be sold to separate buyers, as long as entire site is sold at the same time.

**Offering Price: \$3,995,000 (\$2,500,000 hotel section,
(\$1,500,000 retail section)
Must be sold at the same time, even if to
different parties.**

More info/

**Questions: Contact Walt@ Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com**



Rendering of a portion of Continental Commons.



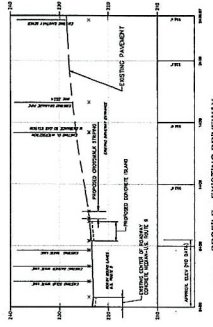
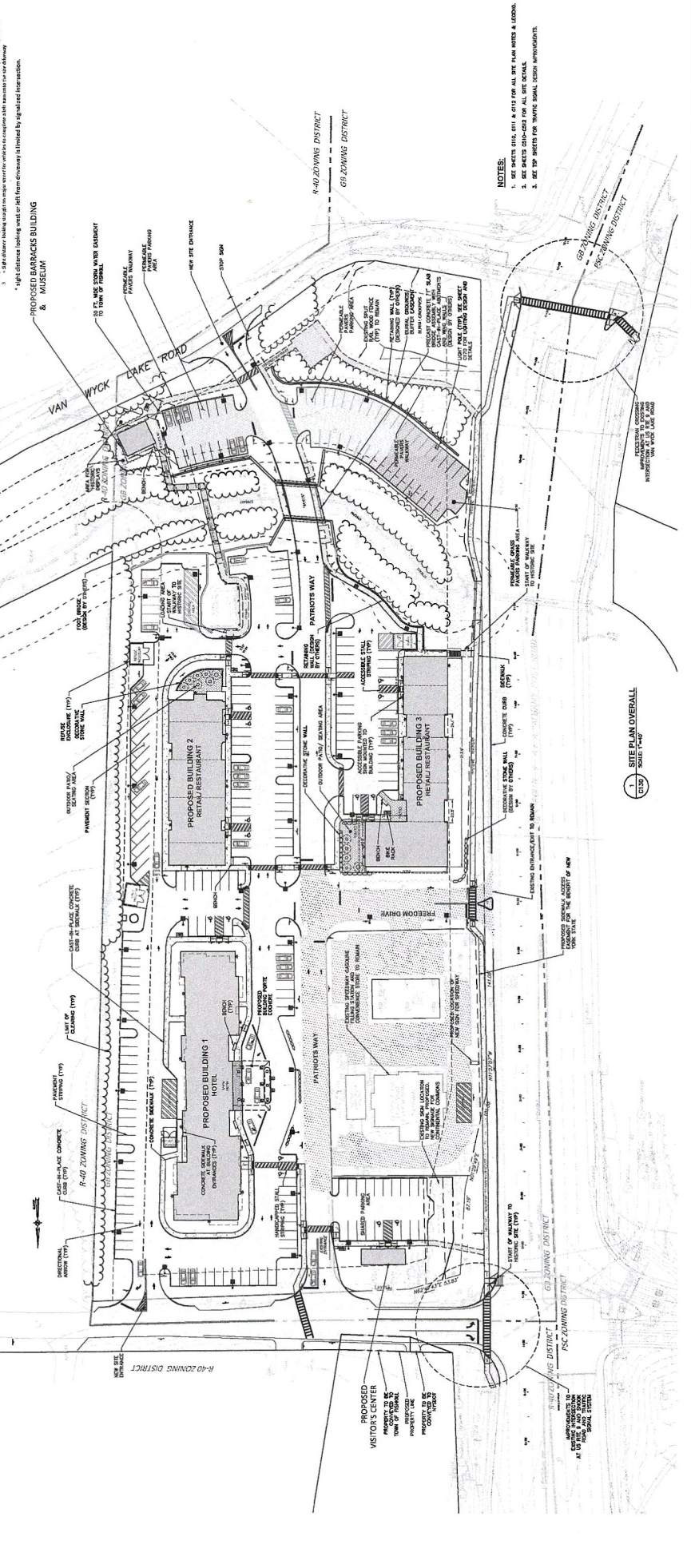


TABLE 2 - EXISTING DRIVEWAY AT I-190 ROUTE 9

Table 1 - Sight Distance Evaluation

| Intersection | Right-of-Way Driveway | Left-of-Way Driveway | Left-of-Way from Major Street | Stopping Sight Distance |
|----------------------|-----------------------|----------------------|-------------------------------|-------------------------|
| Van Wyck Lake Road | Available | 200' | 485' | 790' |
| Proposed Building 1 | 11' | 198' | 795' | 750' |
| Proposed Building 2 | 11' | 198' | 795' | 750' |
| Proposed Building 3 | 11' | 198' | 795' | 750' |
| Proposed Restaurant | 11' | 198' | 795' | 750' |
| Proposed Hotel | 11' | 198' | 795' | 750' |
| Proposed Parking | 11' | 198' | 795' | 750' |
| Proposed Access | 11' | 198' | 795' | 750' |
| Proposed Driveway | 11' | 198' | 795' | 750' |
| Proposed Walkway | 11' | 198' | 795' | 750' |
| Proposed Fence | 11' | 198' | 795' | 750' |
| Proposed Signage | 11' | 198' | 795' | 750' |
| Proposed Landscaping | 11' | 198' | 795' | 750' |
| Proposed Utilities | 11' | 198' | 795' | 750' |
| Proposed Security | 11' | 198' | 795' | 750' |
| Proposed Maintenance | 11' | 198' | 795' | 750' |
| Proposed Other | 11' | 198' | 795' | 750' |



- NOTES:
- SEE SHEETS 010, 011, & 012 FOR ALL SITE PLAN NOTES & LEGEND.
 - SEE SHEETS 010-012 FOR ALL SITE DETAILS.
 - SEE TOP SHEETS FOR TRAFFIC SIGNAL DESIGN APPROVALS.

1/2" = 1' SITE PLAN OVERALL

ISSUED FOR PLANNING BOARD APPROVAL - NOT FOR CONSTRUCTION

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

THE CHAZEN COMPANIES

CONTINENTAL COMMONS OVERALL SITE PLAN

TOWN OF FRANKLIN, COLUMBIAN COUNTY, NY

DATE: 10/15/2024

SCALE: 1/2" = 1'

PROJECT: CONTINENTAL COMMONS OVERALL SITE PLAN

CLIENT: CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

DESIGNER: [Name]

CHECKED: [Name]

DATE: 10/15/2024

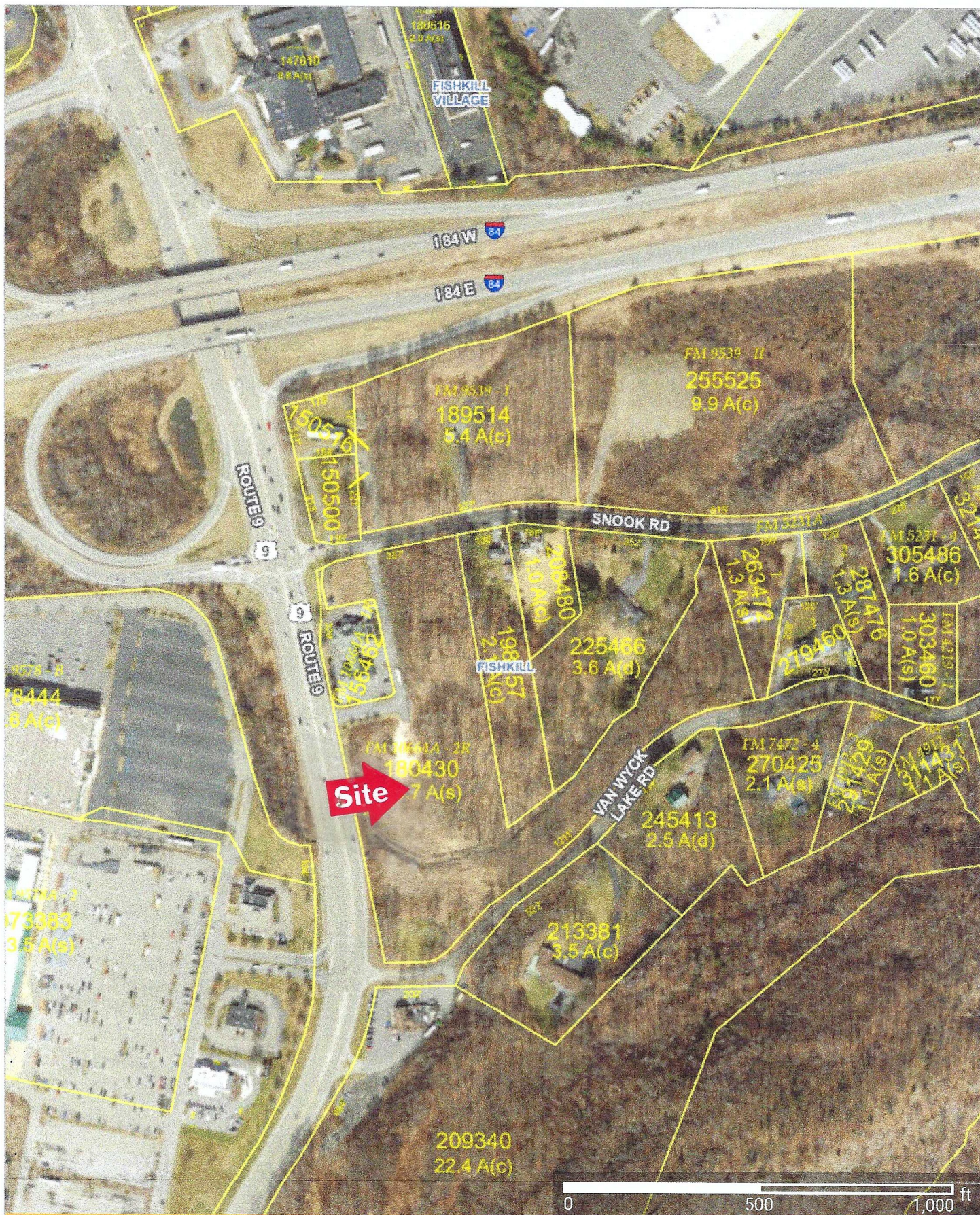
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DESIGNER: [Name]

CHECKED: [Name]

DATE: 10/15/2024



ParcelAccess
Dutchess County, NY

Parcel Lines


Dutchess County, NY

Printed By:
ParcelAccess



1:4,000 Scale
6/18/2025


Fishkill, New York

 Google Street View

Aug 2023 [See more dates](#)



Fishkill, New York

 Google Street View

Nov 2024 [See more dates](#)



Google Maps

464 US-9

Fishkill, New York

Google Street View

Aug 2023 See more dates



Image capture: Aug 2023 © 2025 Google

Fishkill, New York

Google Street View

Aug 2023 See more dates

