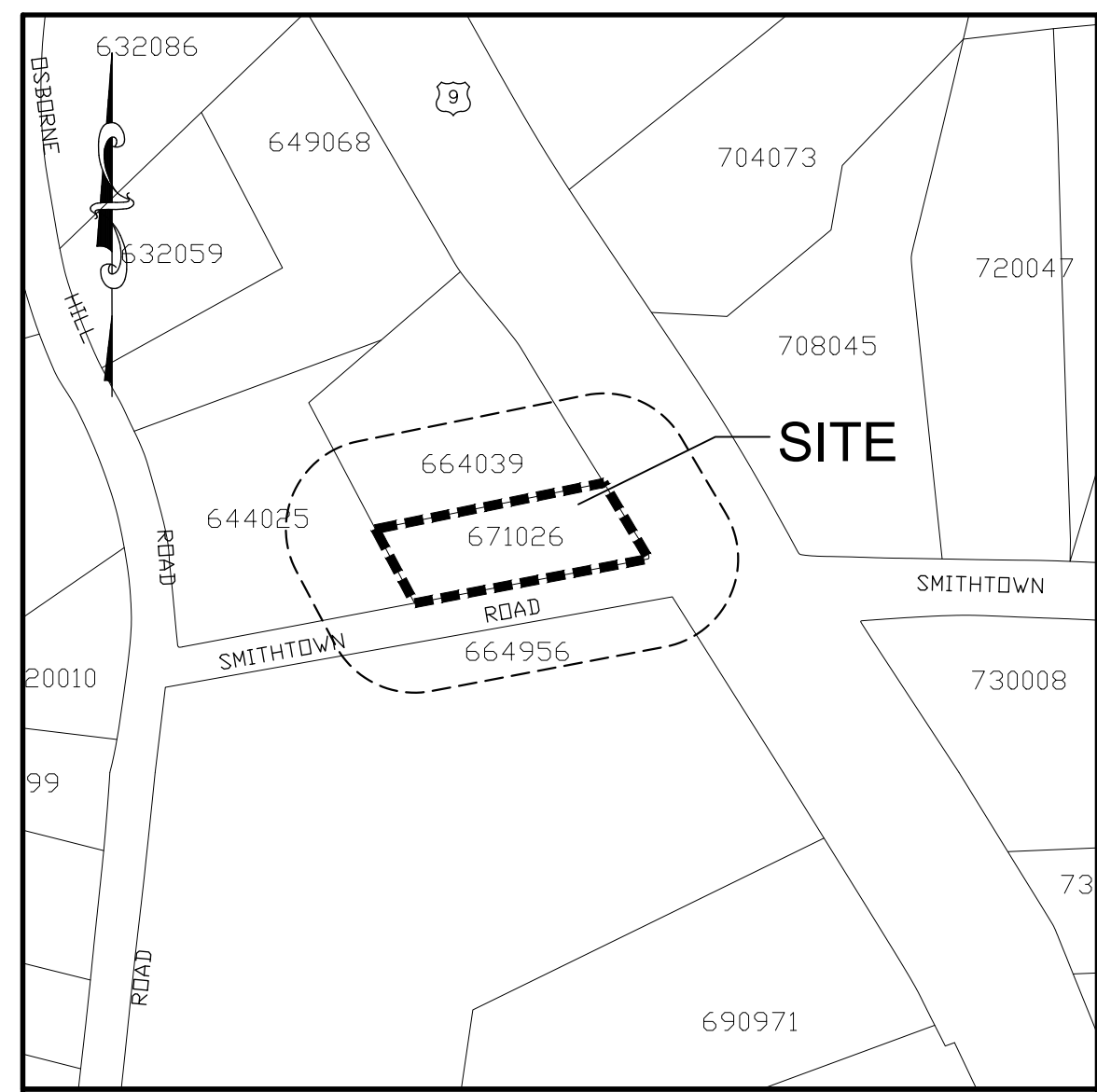


# Amended Site Plan - Airgas LLC

1123 Route 9, Town of Wappinger



LOCATION MAP SCALE: 1" = 200'

ADJOINING PARCEL OWNERS PER DC GIS

Myles P Dempsey Sr Family LLC  
50 Mill Plain Rd  
Danbury, CT 06811  
For Property: 1356890061570004671026

Lou Paggiotta, Trustee  
11 Juniper Hill Rd  
Garrison, NY 10524  
For Property: 1356890061560002664986

Lou Paggiotta, Trustee  
11 Juniper Hill Rd  
Garrison, NY 10524  
For Property: 1356890061570004644025

D J T Realty LLC  
1127 Route 9  
Wappingers Falls, NY 12590  
For Property: 1356890061570004664039

Zone Classification: HD  
Use: Residential  
Tax Map Parcel No: 135689-6157-04-671026

Topographic Datum: USGS  
Total Acreage: 0.52 Ac.

Water Supply: Individual Well  
Sewage Disposal: Individual Subsurface Disposal

FEMA: LOMR 16-02-1504P Effective 7/6/16 removes the parcel from Floodplain Encumbrance

Town of Wappinger (HD Zoning District)

Bulk Regulations:	Required	EXISTING	PROPOSED
Minimum Lot Area (ac)	2.0	0.51	0.51
Minimum lot width (feet)	150	86.67*	86.67*
Minimum lot depth (feet)	200	263.56	263.56
Minimum lot frontage (feet)	150'	350.23	350.23
Minimum Front Yard (feet) from:			
County/state highway	75	n/a	n/a
Center Line of other street	75	n/a	n/a
Front lot line of other street	50	5.0*	5.0*
240-21C. ON A CORNER LOT, THERE SHALL BE PROVIDED A SIDE YARD ON A SIDE STREET EQUAL IN DEPTH OF THE REQUIRED FRONT YARD.	50	15.0*	15.0*
Minimum side yard (feet)	10	5.0*	5.0*
Accessory building <15 feet high	10	N/A	N/A
Minimum rear yard (feet)	30	98.9	98.9
Accessory building <15 feet high	30	N/A	N/A
Maximum building height (stories/feet)	2.5/35	1/21	1/21
Maximum impervious area	75%	74.6%	74.6%
Maximum building coverage	25%	24.2%	24.2%
Minimum landscaping area	25%	25.4%	25.4%
Maximum floor area ratio	0.4	0.24	0.24

240-96: OFF STREET PARKING REQUIREMENTS:	REQUIRED	PROVIDED
B.(1) PARKING SPACE DIMENSIONS:	10' X 20'	10' X 20'
90° PARKING TRAFFIC AISLE WIDTH:	25'	25'
45° PARKING TRAFFIC AISLE WIDTH:	15'	15'

240-97 NUMBER OF REQUIRED SPACES:	REQUIRED	PROVIDED
RETAIL OR SERVICE BUSINESS		
1 FOR EACH 150 S.F. (2,386 s.f. / 150 s.f. = 16 spaces)	16 SPACES	6 SPACES
OFFICE FOR BUSINESS OR PROFESSIONAL USE		
1 FOR EACH 300 S.F. (749 s.f. / 300 s.f. = 3 spaces)	3 SPACES	3 SPACES
STORAGE		
1 PER EMPLOYEE/NOT LESS THAN 1 PER 100 S.F.	1 SPACE	1 SPACE
HANDICAPPED PARKING SPACES (AS PER TABLE 1106.1 OF THE NEW YORK STATE BUILDING CODE)	1 SPACE	1 SPACE
TOTAL PARKING	21 SPACES	11 SPACES*

\*TOWN OF WAPPINGER ZONING BOARD GRANTED VARIANCES:

VARIANCE 1-A: IN ZONING DISTRICT HO, A LOT AREA OF 1 ACRE IS REQUIRED. APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE .51 ACRE.

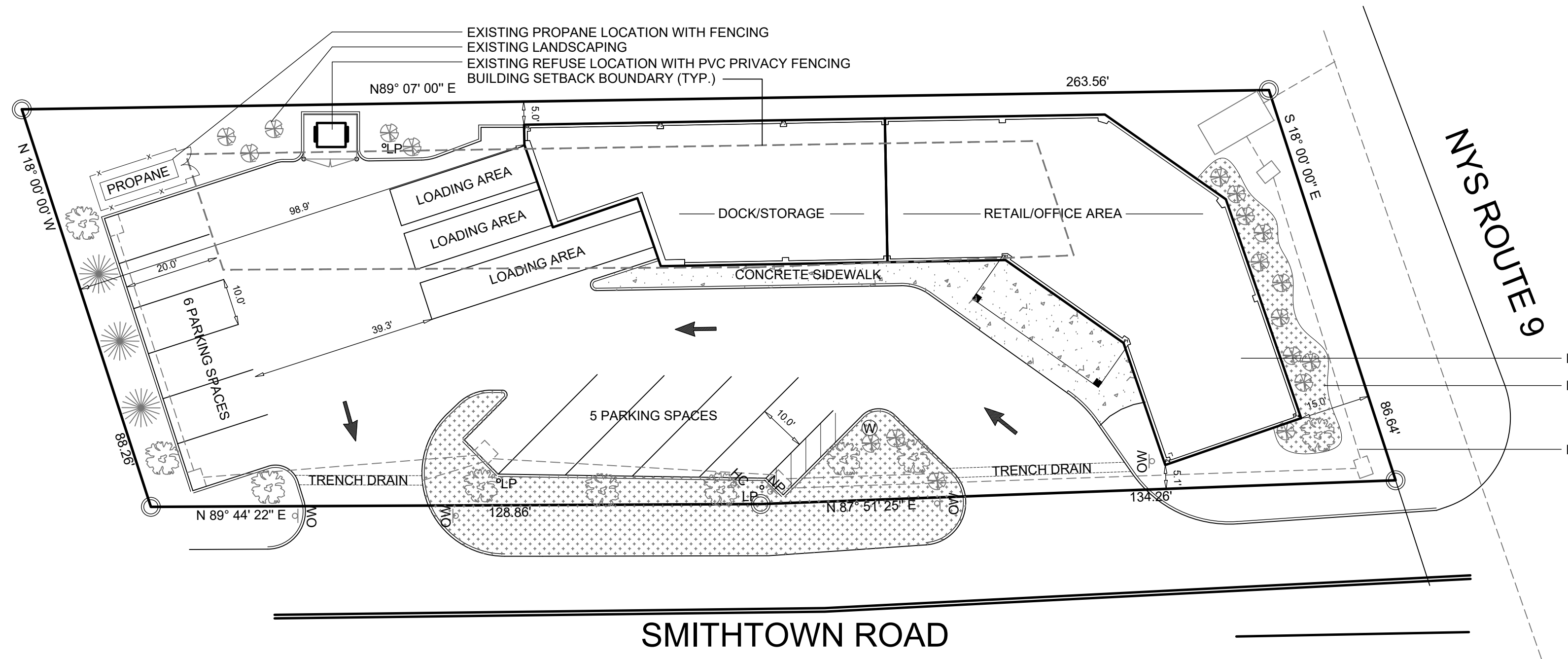
VARIANCE 2-B: THE MINIMUM LOT WIDTH IS 150 FEET. THE APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE A LOT WIDTH OF 87 FEET.

VARIANCE 3-C: THE MINIMUM FRONT YARD SETBACK FROM THE FRONT LOT LINE IS 50 FEET. THE APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE A 5 FEET SETBACK FROM THE FRONT LOT LINE.

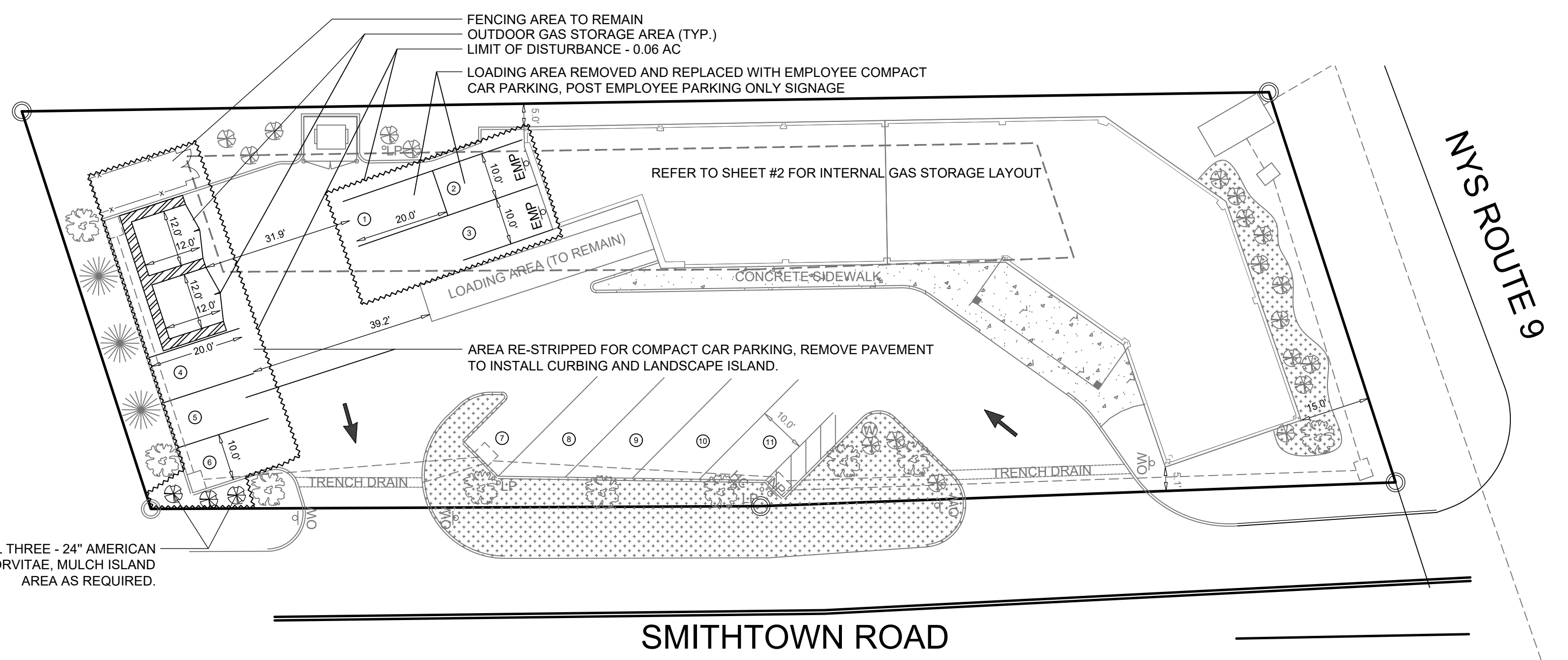
VARIANCE 4-D: ON A CORNER LOT, A SIDE YARD SETBACK ON A STREET SHALL EQUAL THE FRONT YARD SETBACK (50 FEET). THE APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE A 15 FEET SETBACK FROM THE SIDE YARD SETBACK.

VARIANCE 5-E: A 10 FEET SIDE YARD SETBACK IS REQUIRED. THE APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE A 5 FEET SIDE YARD SETBACK.

VARIANCE 6-F: 21 PARKING SPACES ARE REQUIRED FOR RETAIL BUSINESS, OFFICE, AND STORAGE USES. THE APPLICANT HAS BEEN GRANTED A VARIANCE TO PROVIDE 11 PARKING SPACES.



1 EXISTING CONDITIONS PLAN SCALE: 1" = 20'



2 PROPOSED CONDITIONS PLAN SCALE: 1" = 20'

**Neckles Builders Inc.**  
Excellence In Building Design  
Builders • Artisans  
49 West Old Farm Rd. Hopewell Jct., NY 12533-5253 (845) 226-8700

**TOWN OF WAPPINGERS PLANNING BOARD**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

TOWN OF WAPPINGER PLANNING BOARD CHAIR

**OWNER CONSENT**

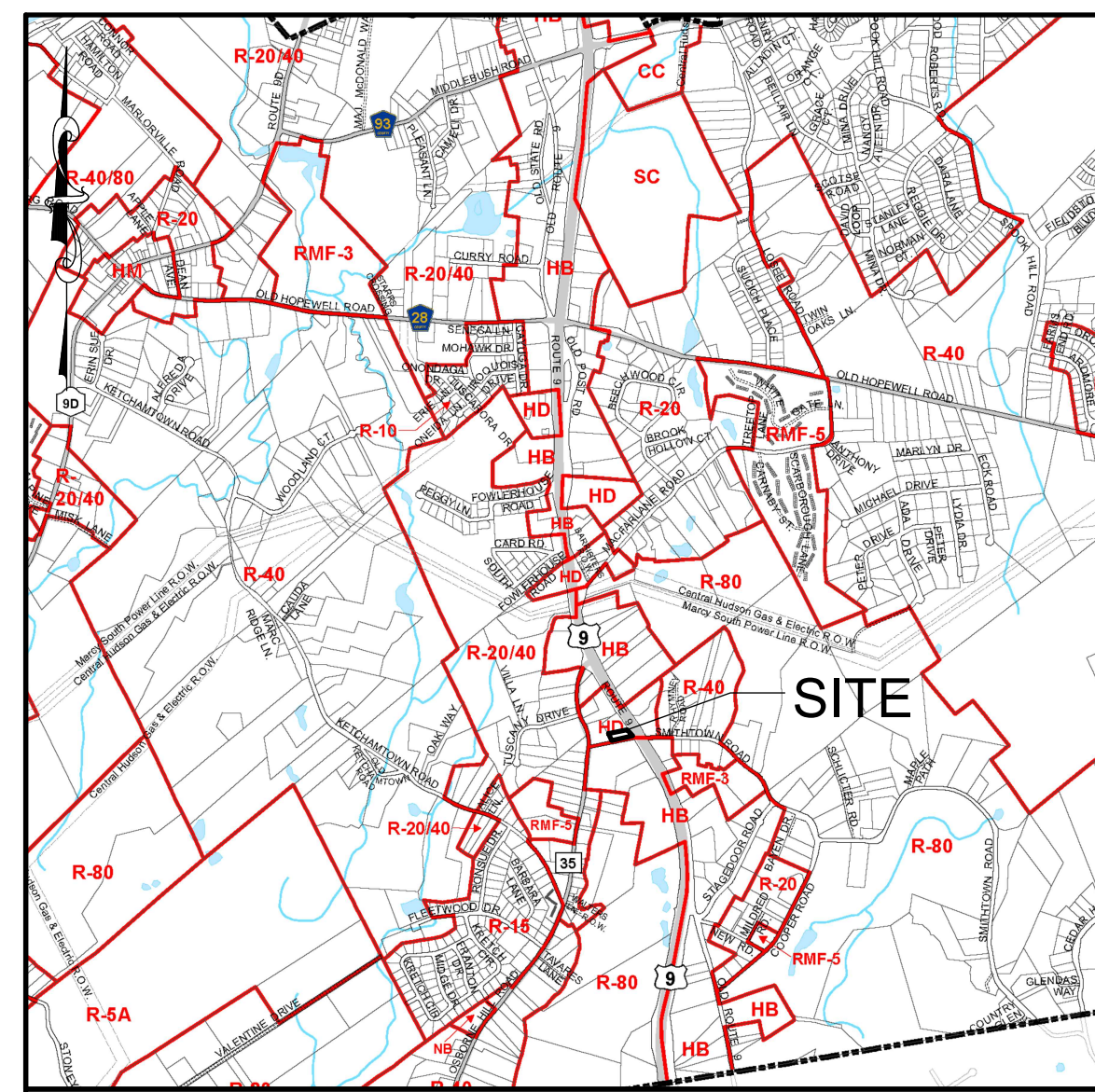
THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/APPLICANT**

MYLES P DEMPSEY SR FAMILY LLC  
50 MILL PLAIN RD  
DANBURY CT 06811

NECKLES BUILDERS INC  
49 WEST OLD FARM ROAD  
HOPEWELL JCT NY 1253



AREA MAP SCALE: 1" = 500'

SITE SPECIFIC NOTES

- THE APPLICANT WISHES TO MAKE THE FOLLOWING SITE MODIFICATIONS:
  - REMOVE THE LARGE EXISTING PROPANE TANK CONTAINED WITHIN THE FENCING IN AREA LOCATED TOWARD THE NORTH EASTERN PORTION OF THE PROPERTY. FENCING TO REMAIN FOR MISC. STORAGE.
  - THE APPLICANT WISHES TO CONSTRUCT TWO OUTDOOR GAS CONTAINMENT AREAS IN THE EXISTING PARKING LOT AREA AS SHOWN. THE AREAS WILL BE ACCESSIBLE VIA LOCKED CHAINLINK GATE. THE BAYS SHALL BE CONSTRUCTED OF CONCRETE AS SHOWN ON SHEET #2. 3 PARKING SPACES WILL BE RELOCATED.
  - THE VAN LOADING DOCK AREA IS NOT LONGER IN USE. THE LOADING AREA SHALL BE CONVERTED TO EMPLOYEE PARKING WITH APPLICABLE SIGNAGE. THE AREA SHALL BE STRIPED ACCORDINGLY. COMPACT CAR SPACES HAVE BEEN SHOWN.
  - THE PARKING AREA TO THE SOUTH OF THE OUTDOOR GAS STORAGE AREA SHALL BE RE-STRIPPED TO ACCOMMODATE A COMPACT CAR WHICH WILL PROVIDE FOR A SMALL LANDSCAPED ISLAND TO SCREEN THE GAS STORAGE AREA.
  - THE INTERNAL GAS STORAGE AREA HAS BEEN MODIFIED TO REMOVE FLAMABLE GAS FROM THE BUILDING. REFER TO SHEET #2.

- GENERAL SITE NOTES
- THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.
  - AS-BUILT CONDITIONS TAKEN FROM NECKLES BUILDERS INC. TECH AIR PROJECT DATED FEBRUARY 20, 2009.
  - ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
  - ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
  - CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
  - CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
  - ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.

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 J. Stokosa, PE  
September 16, 2020  
Project No: \_\_\_\_\_  
License No. 083970

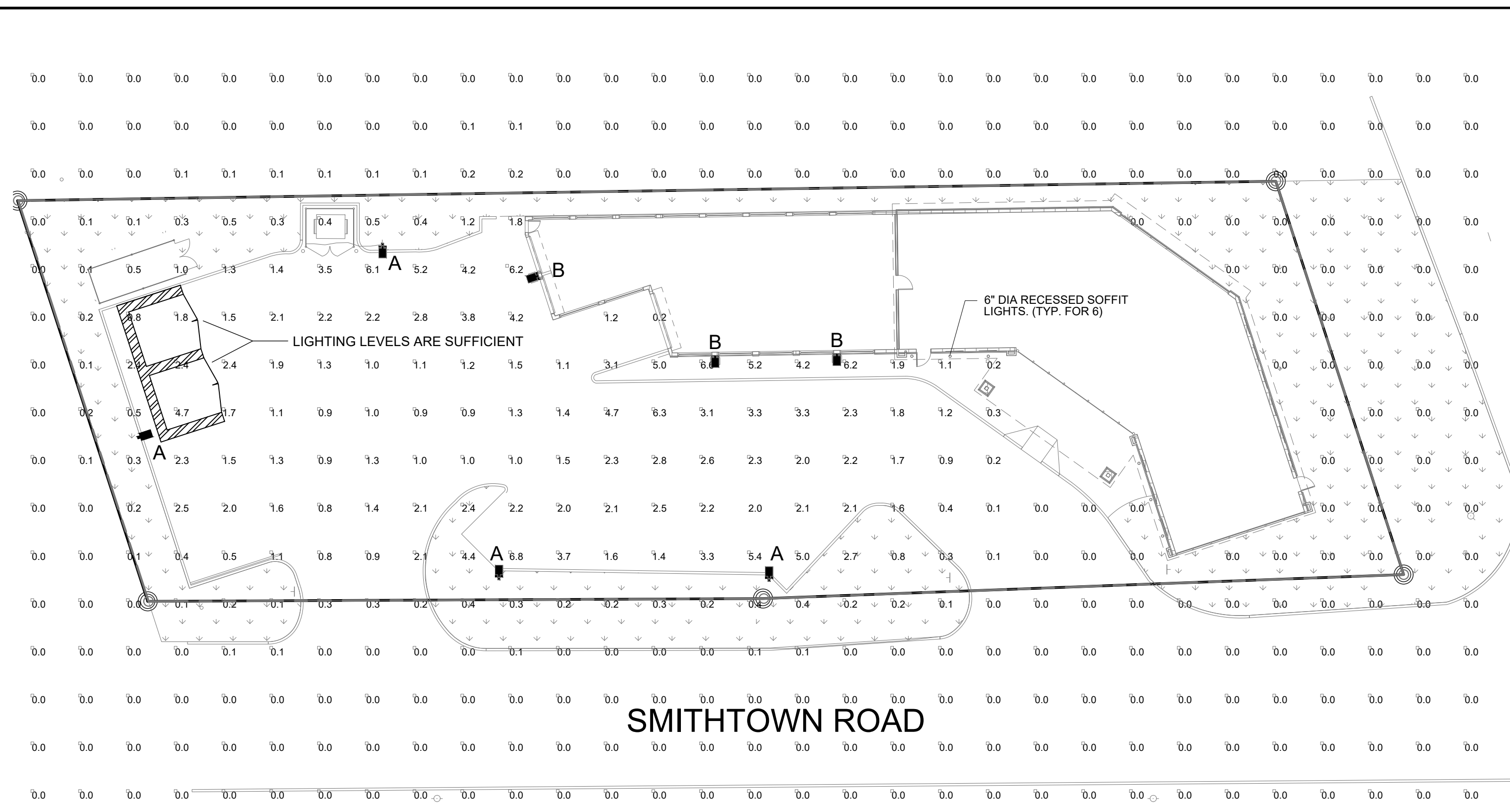
**DAY STOKOSA**  
ENGINEERING P.C.

3 Van Wyck  
Wappingers Falls, New York  
(845)-223-3202

**Amended Site Plan - Airgas LLC**  
Town of Wappinger Dutchess County, New York

Existing/Proposed Conditions

SCALE	AS NOTED	OWN BY	DRAWING NO.
DATE	8-4-20	BJS	1
CHECKED BY	BJS		1 of 2



Maintained Footcandle Levels  
Luminaire Schedule

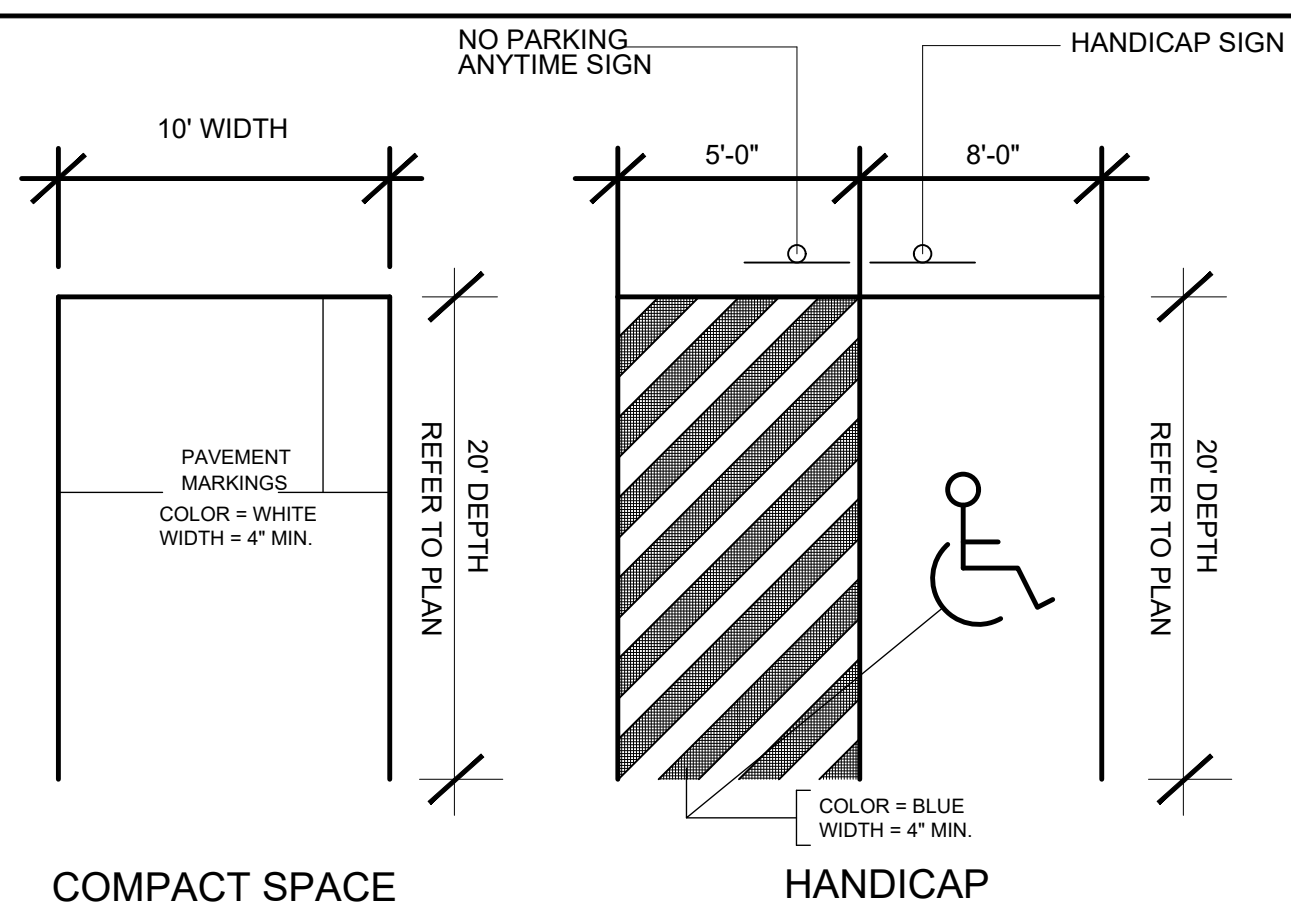
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Total Watts
A	4	A	SINGLE	12800	0.720	PTHS-FT-250-MHF-HSS-12' MT HT	210
B	3	B	SINGLE	8500	0.720	PTWS-FT-100-MHF-12' AFF	129

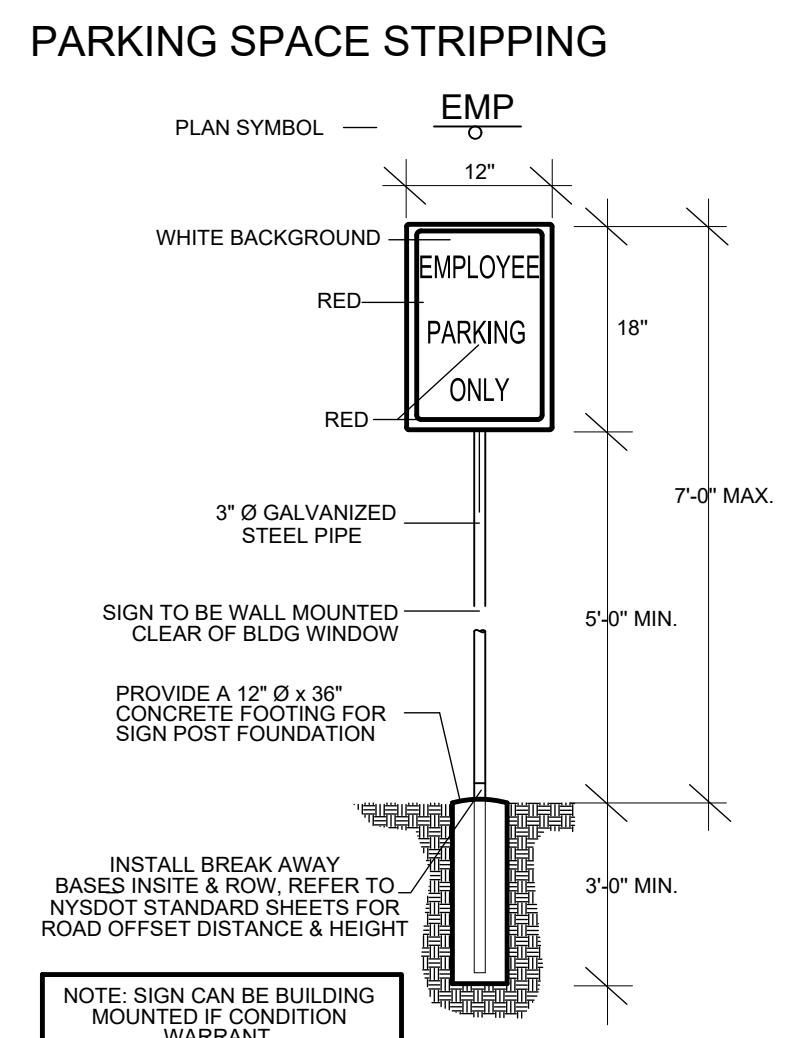
Statistical Area Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	2.1	6.8	0.0	N.A.	N.A.

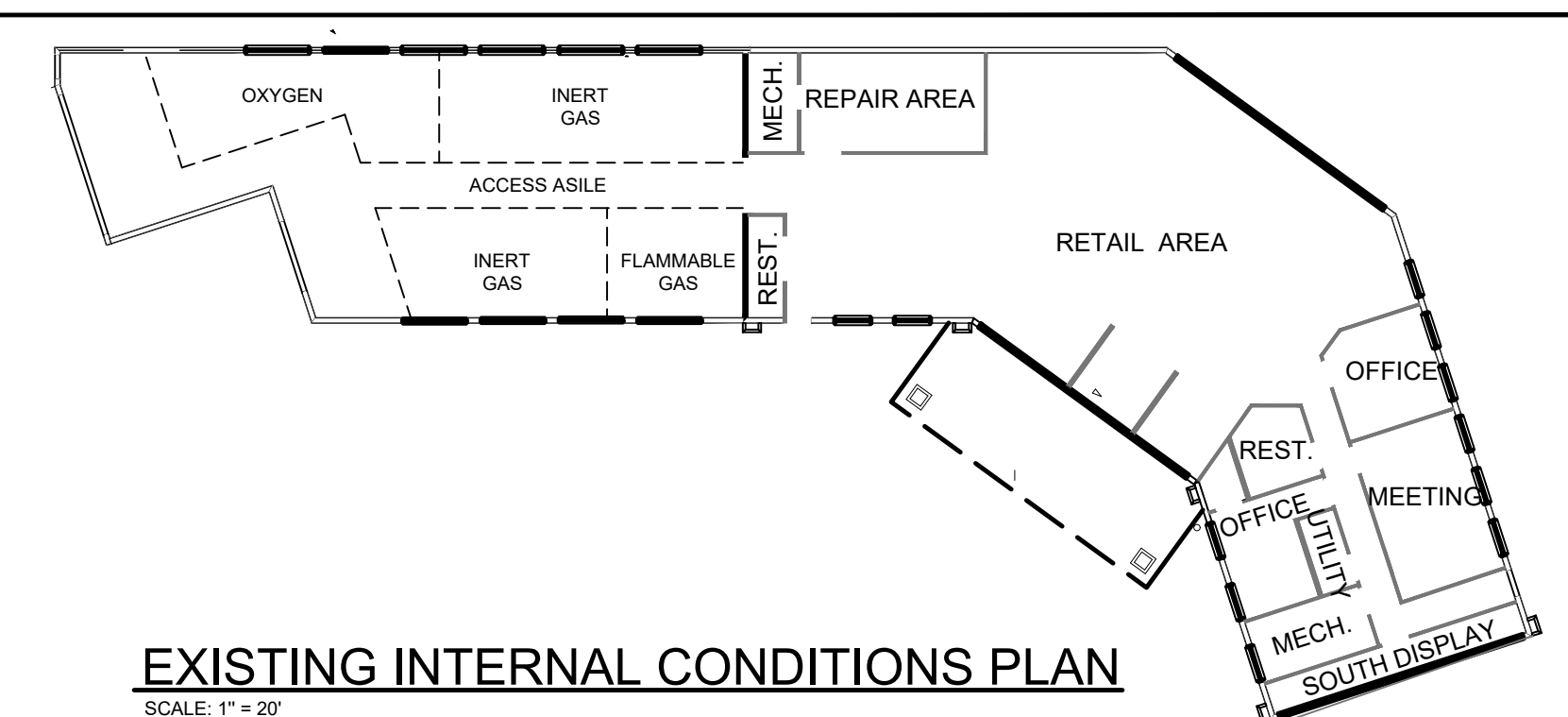
**LIGHTING PLAN**  
SCALE: 1" = 20'



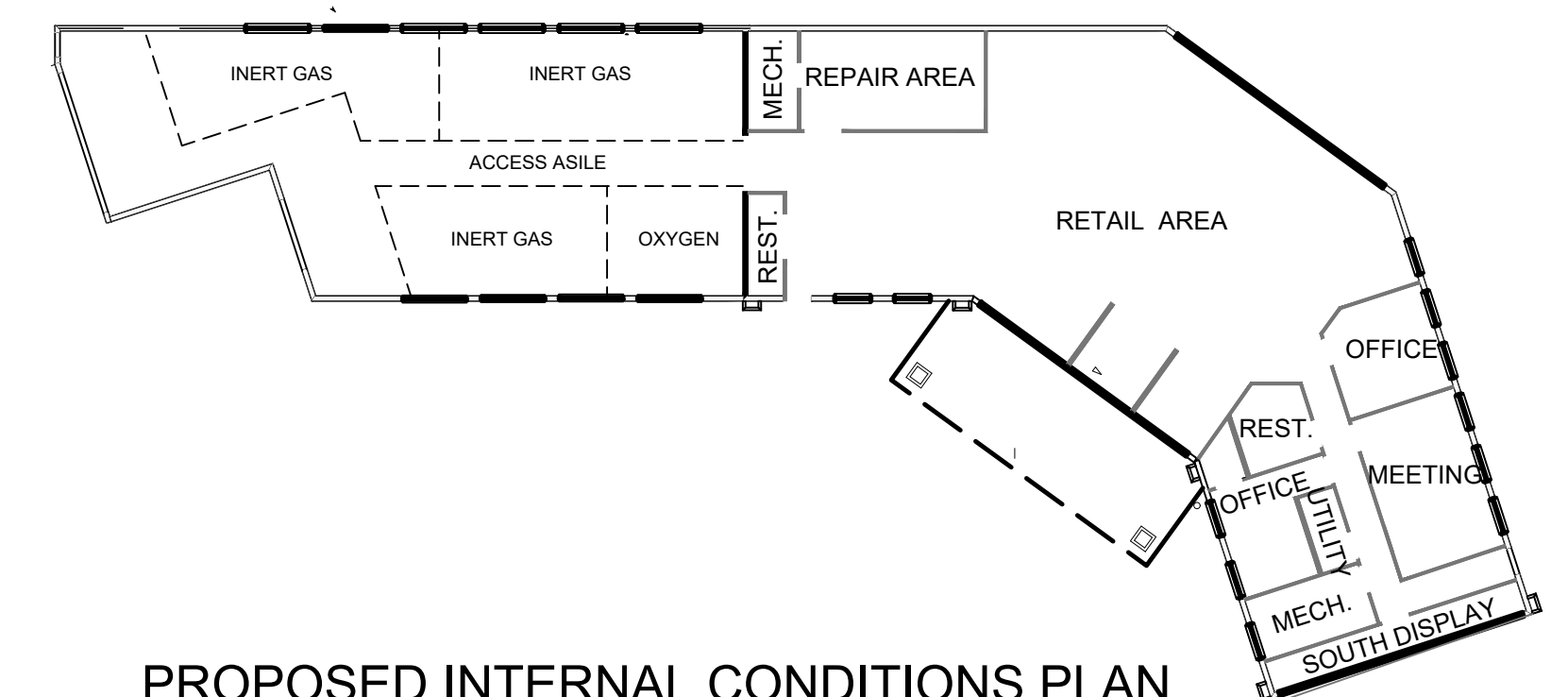
**COMPACT SPACE**  
THE ABOVE PARKING DIMENSIONS ARE AS PER TOWN OF WAPPINGER ZONING ORDINANCE. HANDICAP SPACE TO CONFORM TO NYS UNIFORM BUILDING CODE REQUIREMENTS



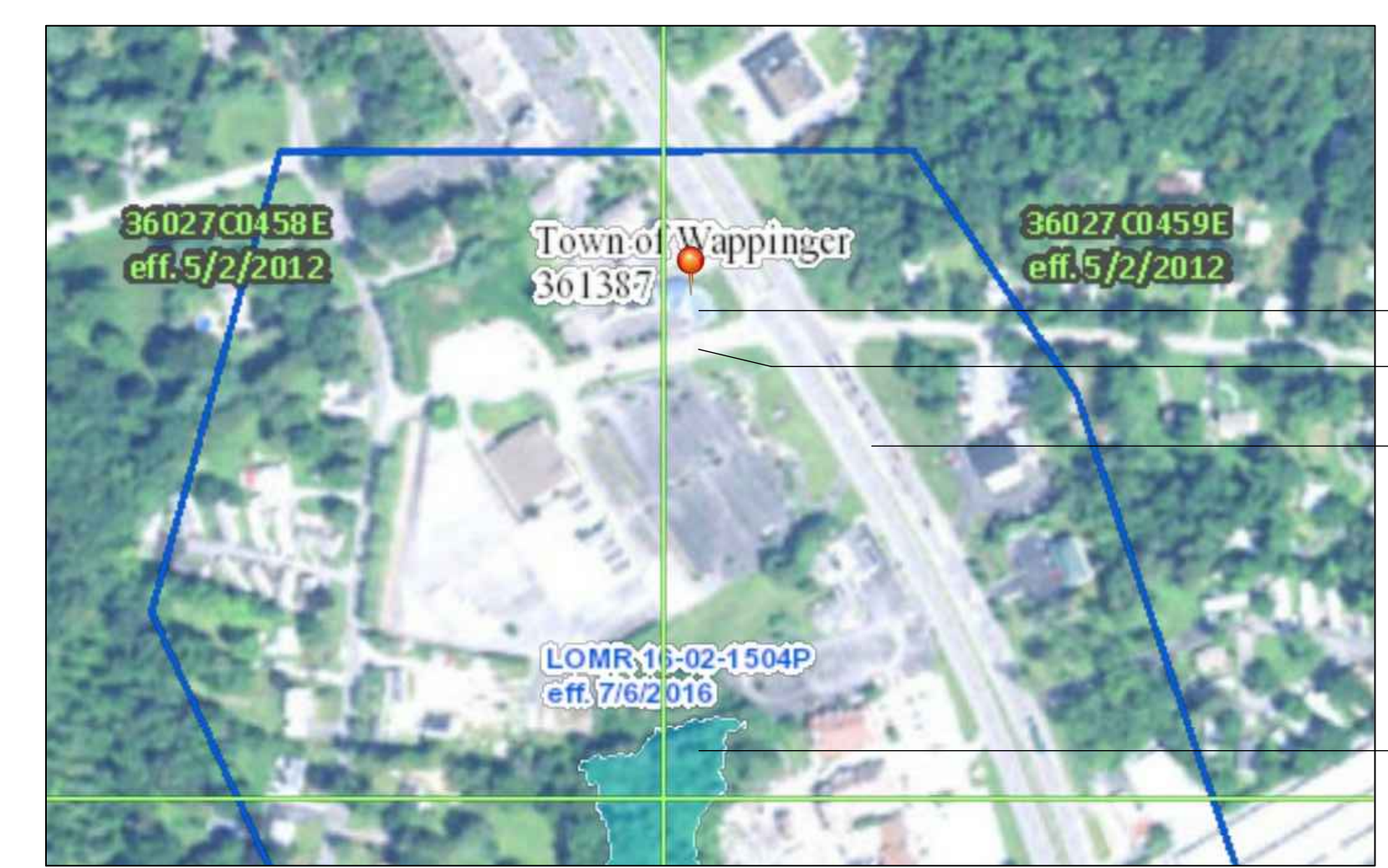
**INTERNAL EMPLOYEE PARKING SIGN**



**EXISTING INTERNAL CONDITIONS PLAN**  
SCALE: 1" = 20'



**PROPOSED INTERNAL CONDITIONS PLAN**  
SCALE: 1" = 20'



- SITE LOCATION (TYP.)
- SMITHTOWN ROAD
- NYS ROUTE 9
- ZONE A FLOODPLAIN LOCATION

**FEMA - LOMR 16-02-1504P Effective 7/6/16**  
N.T.S.

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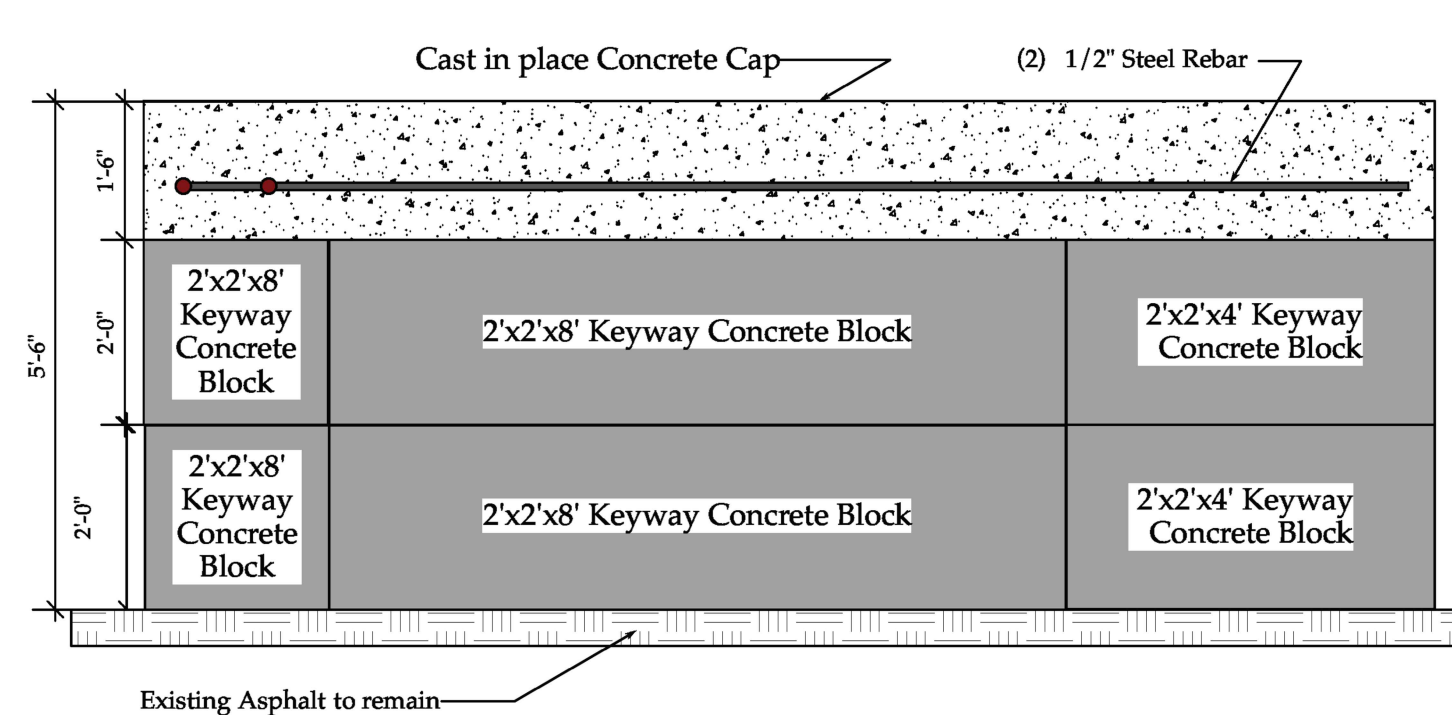
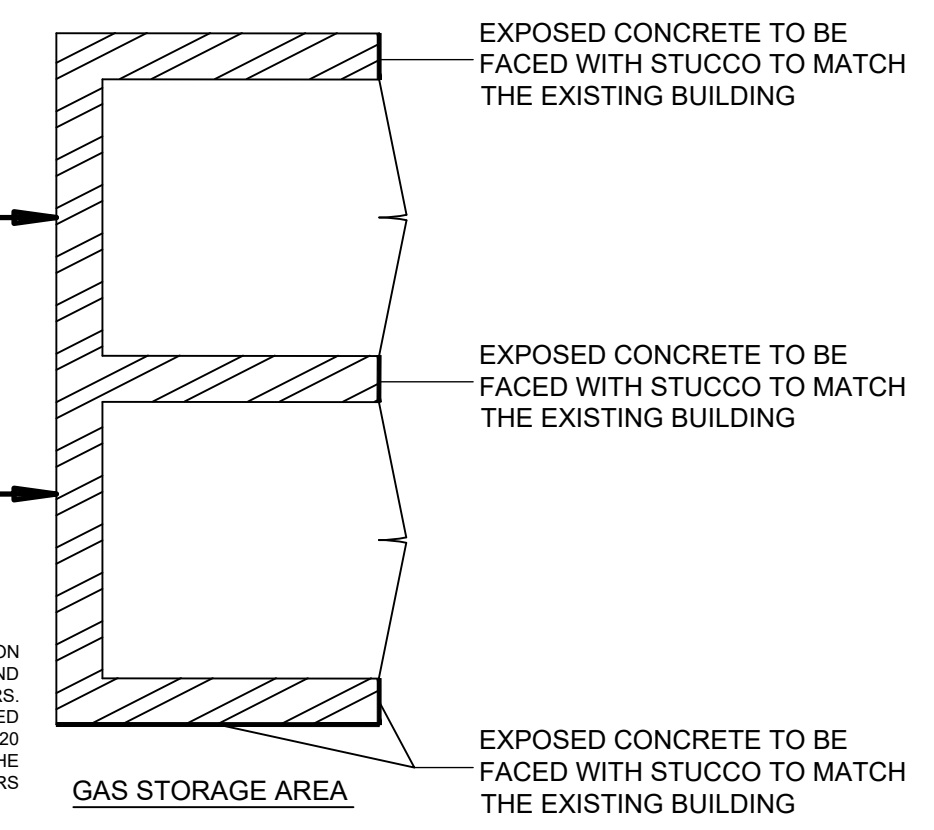
**GAS STORAGE AREA ANALYSIS**

Acetylene Bay #1 will contain the following:

# of Cylinders	Size	Size (C.F.)	Size (Gallons)	Total Bay (Gallons)
48	MED	250 ea.	11.28	67.68
12	SM	125 ea.	6.60	79.20
20	B	40 ea.	2.00	40.00
10	MC	10 ea.	0.52	5.20
<b>Total</b>				<b>192.08</b>

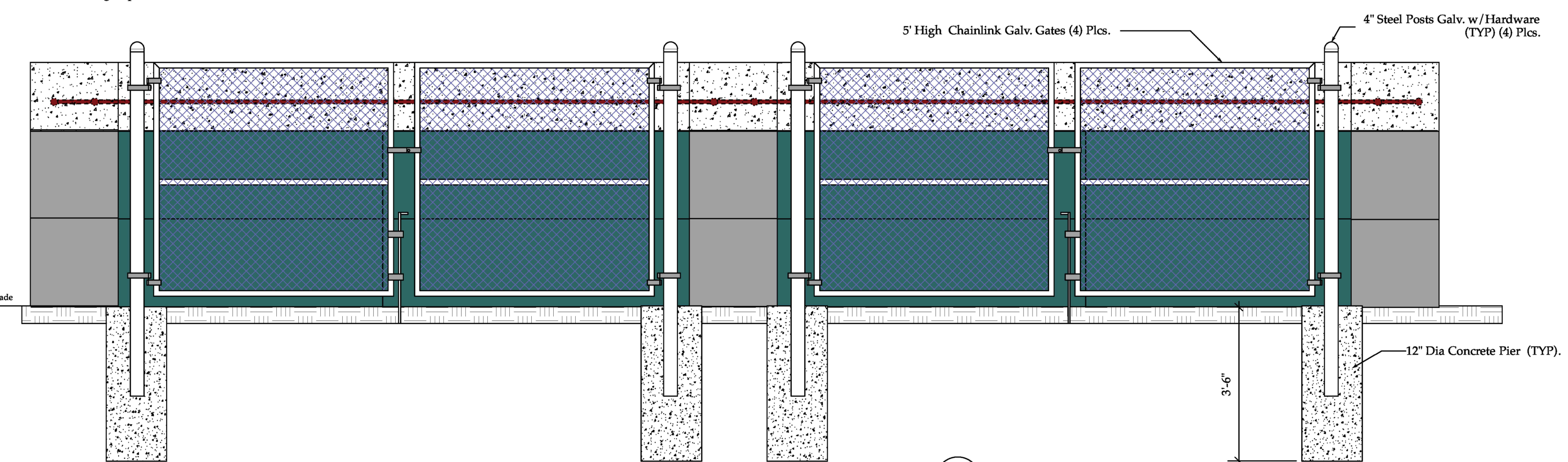
Liquid Propane Bay #2 will contain the following:

# of Cylinders	Size	Size (lbs)	Size (Gallons)	Total Bay (Gallons)
6	100	100 ea.	26.63	159.78
12	33	33 ea.	9.38	114.96
20	20	20 ea.	5.70	114.00
<b>Total</b>				<b>388.74</b>



THIS OFFICE HAS REVIEWED THE 2020 FIRE CODE OF NEW YORK STATE AND FINDS THE FOLLOWING PER SECTION 6104.3 CONTAINER LOCATION. BAY #1 AND BAY #2 CONTAIN BETWEEN 125 - AND 500 GALLONS (WATER) AND FALL INTO SECTION 125-250 (BAY #1) AND 251-500 (BAY #2) ON TABLE 6104.3 LOCATION OF LP-GAS CONTAINERS. THE TOTAL GAS CONTAINER SEPARATION FROM BUILDINGS, PUBLIC WAYS, AND PROPERTY LINES IS 10'. BASED UPON SITE PLAN DRAWING SHEET #2 OF 3 PROVIDED BY NECKLES BUILDERS INC. LAST REVISED JUNE 11, 2020 A TOTAL OF 65' HAS BEEN PROVIDED TO THE EXISTING BUILDING AND 19' MINIMUM PROVIDED TO THE SOUTHERN, WESTERN, AND NORTHERN PROPERTY LINE. THE MINIMUM SEPARATION BETWEEN CONTAINERS IS 3' AND HAS BEEN PROVIDED VIA CONCRETE WALL BAY DIVIDER.

BASED UPON THE ABOVE, LOCATION AND MATERIAL COMPOSITION OF THE CONTAINMENT BAYS MEET THE 2020 FIRE CODE OF NEW YORK STATE.



**GAS STORAGE AREA INFORMATION DETAILS**  
N.T.S.

**Neckles Builders Inc.**  
Excellence In Building Design  
Builders • Artisans  
49 West Old Farm Rd. Hopewell Jct., NY 12533-5253 (845) 226-8700

**OWNER CONSENT**

THE UNDERSIGNED OWNER(S) OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER/APPLICANT**

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50 MILL PLAIN RD  
DANBURY CT 06811

NECKLES BUILDERS INC  
49 WEST OLD FARM ROAD  
HOPEWELL JCT NY 1253

**TOWN OF WAPPINGERS PLANNING BOARD**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

TOWN OF WAPPINGER PLANNING BOARD CHAIR

Brian J. Stokosa, PE  
September 16, 2020  
License No. 083970

**DAY STOKOSA**  
ENGINEERING P.C.

3 Van Wyck  
Wappingers Falls, New York  
(845)-223-3202

**Amended Site Plan - Airgas LLC**  
Town of Wappinger Dutchess County, New York

**Detail Sheet**

SCALE	AS NOTED	DRAWING NO.
DATE	8-4-20	2

2 of 2