

SITE NOTES:

1. SITE PLAN TAKEN FROM SURVEY AS PREPARED BY ROBERT OICLE, LLCS, DATED NOVEMBER 7, 2017.
2. TO WAPPINGER ZONING BOARD OF APPEALS GRANTED A USE VARIANCE FOR THE PROPERTY AND BUILDING WITH THE FOLLOWING CONDITIONS:
 - A. NO COMMERCIAL BUILDING MAY BE CONSTRUCTED ON THE VACANT LOT 6157-01-396637. SUCH LOT MAY BE USED TO CONSTRUCT A SEPTIC SYSTEM. TO PROVIDE STORM WATER FACILITIES DESIGNED IN ACCORDANCE WITH NYS DEC GUIDELINES. IF NECESSARY OR TO PROVIDE LANDSCAPING AND BUFFERING.
 - B. ANY CONSTRUCTION ACTIVITIES ON THE PREMISES ARE SUBJECT TO SITE PLAN APPROVAL BY THE TO WAPPINGER PLANNING BOARD IN ACCORDANCE WITH ARTICLE IX OF THE ZONING CODE. THE PLANNING BOARD MAY WAIVE A PUBLIC HEARING ON THE SITE PLAN REVIEW IF IT CHOOSES TO DO SO.
 - C. THE WAREHOUSE SHALL NOT BE PHYSICALLY DIVIDED INTO MORE THAN THREE (3) TENANT SPACES.
 - D. THERE SHALL BE NO OUTDOOR STORAGE OF ANY EQUIPMENT OR MATERIALS.
 - E. THERE SHALL BE NO OVERNIGHT PARKING OF COMMERCIAL MOTOR VEHICLES ON THE PREMISES.

PARKING:

FOR WHOLESALE, STORAGE & UTILITY & SIMILAR COMMERCIAL USE:	1 SP./1,000 S.F. = 7 SPACES
FOR ACCESSORY OFFICE USE:	1 SP./1,000 S.F. = 8 SPACES
	TOTAL REQ'D. = 15 SPACES
	TOTAL PROVIDED = 21 SPACES

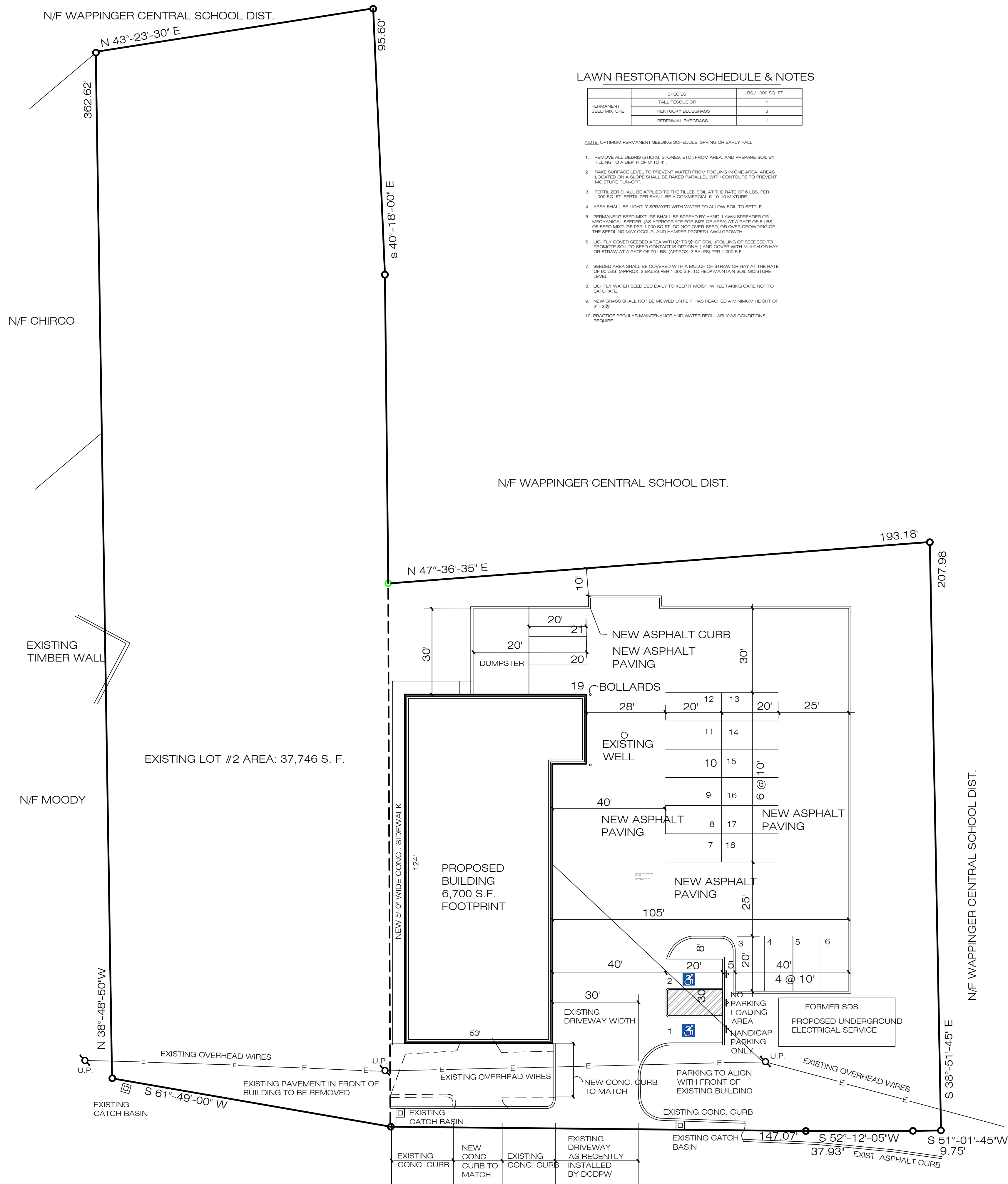
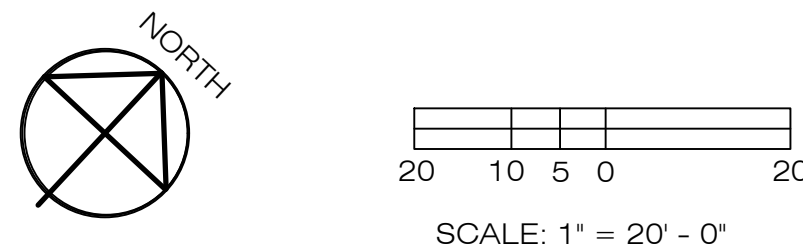
SITE DATA:

PROJECT LOCATION:	33 MIDDLEBUSH ROAD TOWN OF WAPPINGER DUTCHESS COUNTY, NY
TAX MAP NUMBERS:	LOT #1, 6157-01-414840 LOT#2 6157-01-396837
LOT AREA:	LOT #1: 38,640 S.F. LOT #2: 37,746 S.F. TOTAL: 76,386 S.F. (1.75 ACRES)
ZONING:	R-20/40 RESIDENTIAL
EXISTING BUILDING SIZE:	6,700 S. F.
PROPOSED USE:	CONTRACTOR STORAGE FACILITY WITH ACCESSORY OFFICES SPECIFIC TO THOSE USES

OWNER / APPLICANT

33 MIDDLEBUSH, LLC
JOHN FALVELLA
47 UNION SCHOOL ROAD
MONTGOMERY, NY

NORTH ARROW & SCALE



MIDDLEBUSH ROAD

SITE PLAN

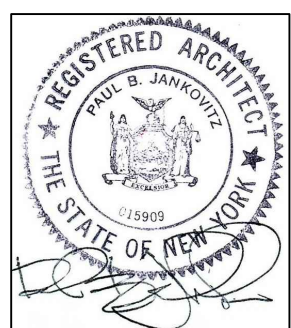
SCALE: 1" = 20' - 0"



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IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CONTRACTOR STORAGE BUILDING
33 MIDDLEBUSH LLC
33 MIDDLEBUSH ROAD
TOWN OF WAPPINGER, NEW YORK

[illegible]

SITE PLAN

DATE:
08.01.2021
PROJECT NO.
1207
SCALE:
1" = 20'
DRAWING NO.
S-1.0