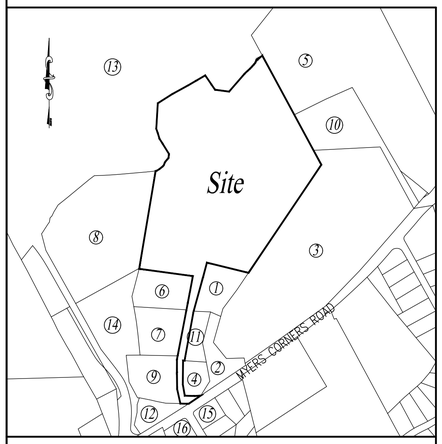


LOCATION MAP SCALE: 1" = 500'

1. Matthew M. Dzierzanowski
8 Four Fields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003272790000

2. Jaime Patrick Patino
143 Myers Corners Rd
Wappingers Falls, NY 12590
For Property:1356890062580003275233000

3. Mycor Holdings LLC
805 Third Ave
New York, NY 10022
For Property:1356890062580003350303000

4. Jeffrey S. Megahey
2 Four Fields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003262217000

5. Sean Thompson
22 Old Myers Corners Rd
Wappingers Falls, NY 12590
For Property:1356890062580003376432000

6. Michael Lebovitch
7 Fourfields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003240275000

7. Rosa Guaman
5 Four Fields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003237249000

8. Gary Falkenstern
54 Quaker Rd
Wappingers Falls, NY 12590
For Property:1356890062580003192310000

9. Robert J. Fitzpatrick
3 Four Fields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003236217000

10. C H G & E Corp
284 South Ave
Poughkeepsie, NY 12601
For Property:1356890062580003369392000

11. John Herzog
6 Four Fields Ct
Wappingers Falls, NY 12590
For Property:1356890062580003264246000

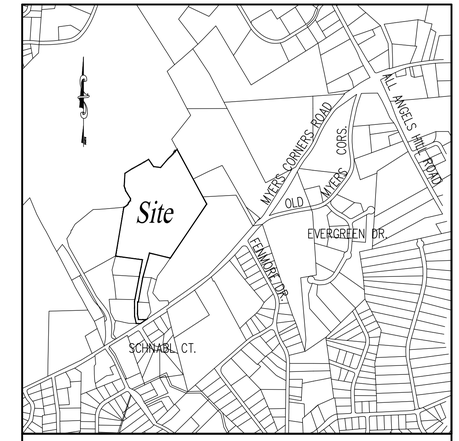
12. Adam Wesner
135 Myers Corners Road
Wappingers Falls, NY 12590
For Property:1356890062580003229190000

13. Wappingers RE LLC
605 Third Ave
New York, NY 10158
For Property:1356890061580049513820000

14. Town of Wappingers
20 Middlebush Road
Wappingers Falls, NY 12590
For Property:1356890062580320924600 00

15. Regina Lucas
1 Schnabel Ave.
Wappingers Falls, NY 12590
For Property:1356890062580032731930000

16. Eugene O'Brien
2 Schnabel Ct.
Wappingers Falls, NY 12590
For Property:1356890062580032521780000



AREA MAP SCALE: 1" = 1,000'

ZONE CLASSIFICATION:	COP -Conservation Office Park
TAX MAP PARCEL No.	135689-6258-03-278358
TOTAL ACREAGE	30.81 Acres
WATER SUPPLY	Town of Wappinger
SANITARY DISPOSAL	Town of Wappinger

Town of Wappinger (COP)

Bulk Regulations:	Required	Minimum Proposed
Minimum Lot Area (sf)	5 Acres	30.81 Acres
Minimum Lot Width (feet)	500	1,040
Minimum lot depth (feet)	500	727
Minimum lot frontage (feet)	300	83.46*
Minimum Front Yard (feet) from:		
County/State Highway	75	693
Center Line of Other Street	125	N/A
Front Lot Line of Other Street	100	N/A
Minimum Side Yard (feet)	50	320.9
Accessory Building <15' High	50	14.4**
Minimum Rear Yard (feet)	50	447.6000
Accessory Building <15' High	50	270.4***
Max. Bldg Height (stories/feet)	2.5/35	2.5/35
Maximum Building Coverage	15%	8.3%
Maximum Floor Area Ratio	0.20	0.166
Max. Impervious Surface (%)	40	29.7
Min. Landscaped Open Sp. (%)	60	70.3
Min. Parking Setback From:		
Front Lot Line	N/A	N/A
Side and Rear Lot Line	N/A	N/A

* Existing Non-conforming
** Fire Water Booster Station
*** Domestic Water Booster Station

Parking Requirements
Storarge/Warehouse 223,160 s.f. 1 sp. /1000 s.f.

Proposed Parking

Storage/Warehouse	224 Parking Spaces
Total Parking Spaces Required	224 Parking Spaces
Total Parking Spaces Provided	558 Parking Spaces

Amended Site Plan

Building No. 169

169 Myers Corners Road
Town of Wappinger
Dutchess County, New York

Table of Contents

Sheet No.		Sheet Title
TS.1	1 of 7	Title Sheet
EC.1	2 of 7	Existing Conditions
SP.1	3 of 7	Amended Site Plan
CD.1	4 of 7	Construction Details
CD.2	5 of 7	Construction Details
LP.1	6 of 7	Lighting Plan
LSCP.1	7 of 7	Landscaping Plan

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Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · No. 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions 02-07-22
Project No. 2021:413
License No. 069646

DAY STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
CubeSmart
169 Meyers Corners Road
Town of Wappinger Dutchess County, New York

DRAWING
Title Sheet

SCALE	DRAWN BY	DRAWING No.
No Scale	MAD	TS.1
DATE 10-23-21	CHECKED BY MAD	

Applicant

165 Myers Corners Road, LLC
1 SUMMIT COURT
SUITE 103
FISHKILL, NY 12524

Owner

165 Myers Corners Road, LLC
1 SUMMIT COURT
SUITE 103
FISHKILL, NY 12524

Town of Wappinger Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER NEW YORK ON THE _____ DAY OF_____, 2022 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 WAPPINGER PLANNING BOARD

SIGNED THIS_____ DAY OF _____, 2022

_____
Mr. Bruce Flower, TOWN OF WAPPINGER PLANNING BOARD CHAIR

Applicant's Consent Note

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

_____
Chuck Genck, Managing Member DATE

Owner's Consent Note

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

_____
Chuck Genck, Managing Member DATE

LEGEND

- Property Line
- 100-Yr Flood Zone
- Limits of Federal Wetland
- Limits of NYSDEC Wetland
- Limits of Wooded Area
- Existing Tree

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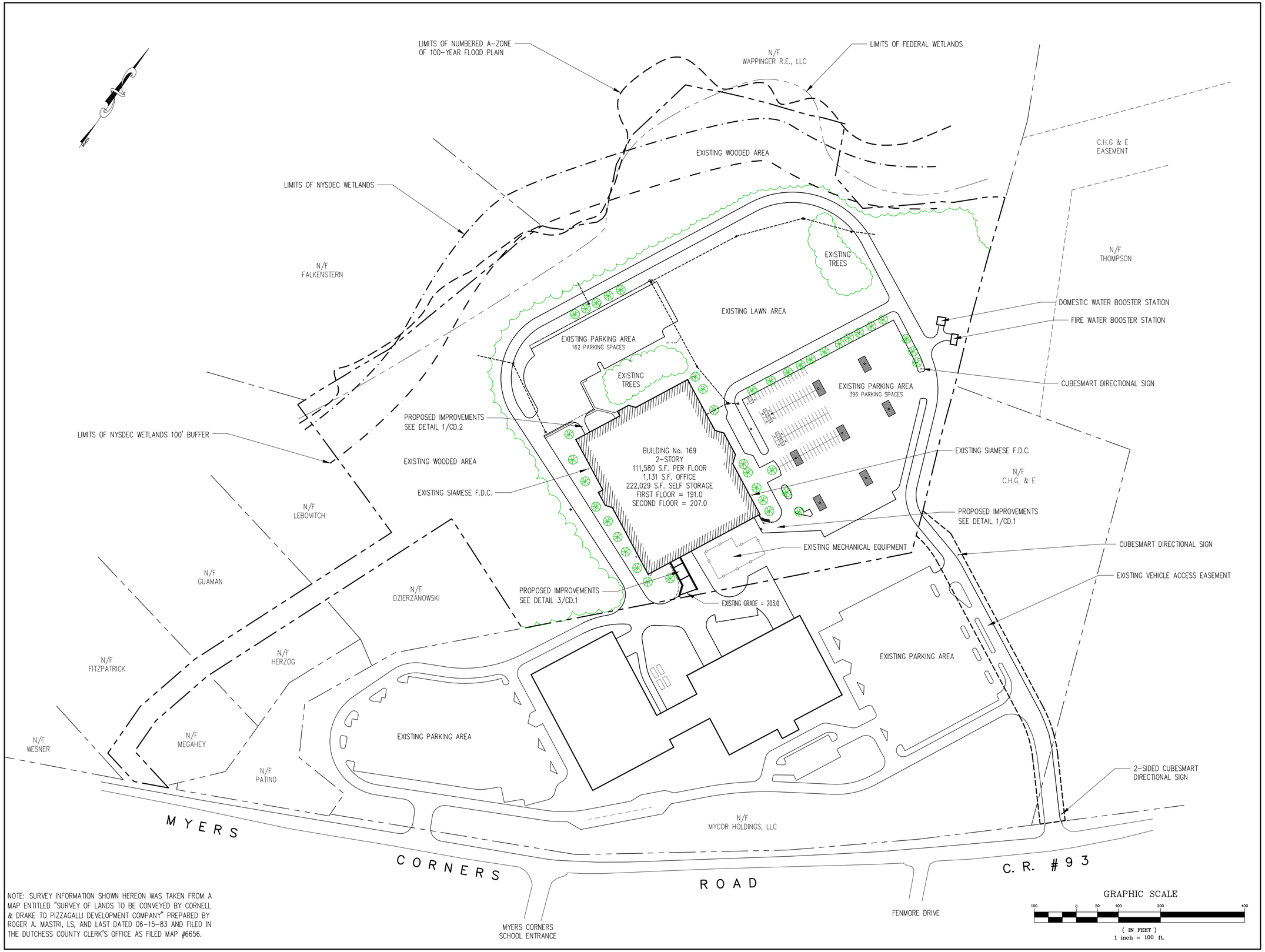
CubeSmart
169 Meyers Corners Road
Town of Wappinger — Dutchess County, New York

DRAWING

Existing Conditions

SCALE	DRAWN BY	DRAWING No.
1" = 100'	MAD	EC.1
DATE: 10-23-21	CHECKED BY: MAD	



NOTE: SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A MAP ENTITLED "SURVEY OF LANDS TO BE CONVEYED BY CORNELL & DRAKE TO PIZZAGALLI DEVELOPMENT COMPANY" PREPARED BY ROGER A. MASTRI, LS, AND LAST DATED 06-15-83 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP #6656.

LEGEND

- Property Line
- 100-Yr Flood Zone
- Limits of Federal Wetland
- Limits of NYSDEC Wetland
- Limits of Wooded Area
- Existing Tree
- SF — SF Proposed Silt Fence

SITE SPECIFIC NOTES:

1. THE FLOODPLAIN INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM THE FIRM MAP No. 36027C0457E (PANEL 457 OF 602 SUFFIX "E") AND LAST REVISED MAY 2, 2012.
2. THE LIMITS OF THE NYSDEC AND FEDERAL WETLANDS SHOWN HEREON HAVE BEEN TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS. IT SHOULD BE NOTED THAT NO DISTURBANCE WITHIN 100' OF THE LIMITS OF THE WETLANDS AS SHOWN IS PROPOSED UNDER THIS APPLICATION.

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169 Meyers Corners Road
Town of Wappinger — Dutchess County, New York

DRAWING
Site Plan

SCALE	DRAWN BY	DRAWING No.
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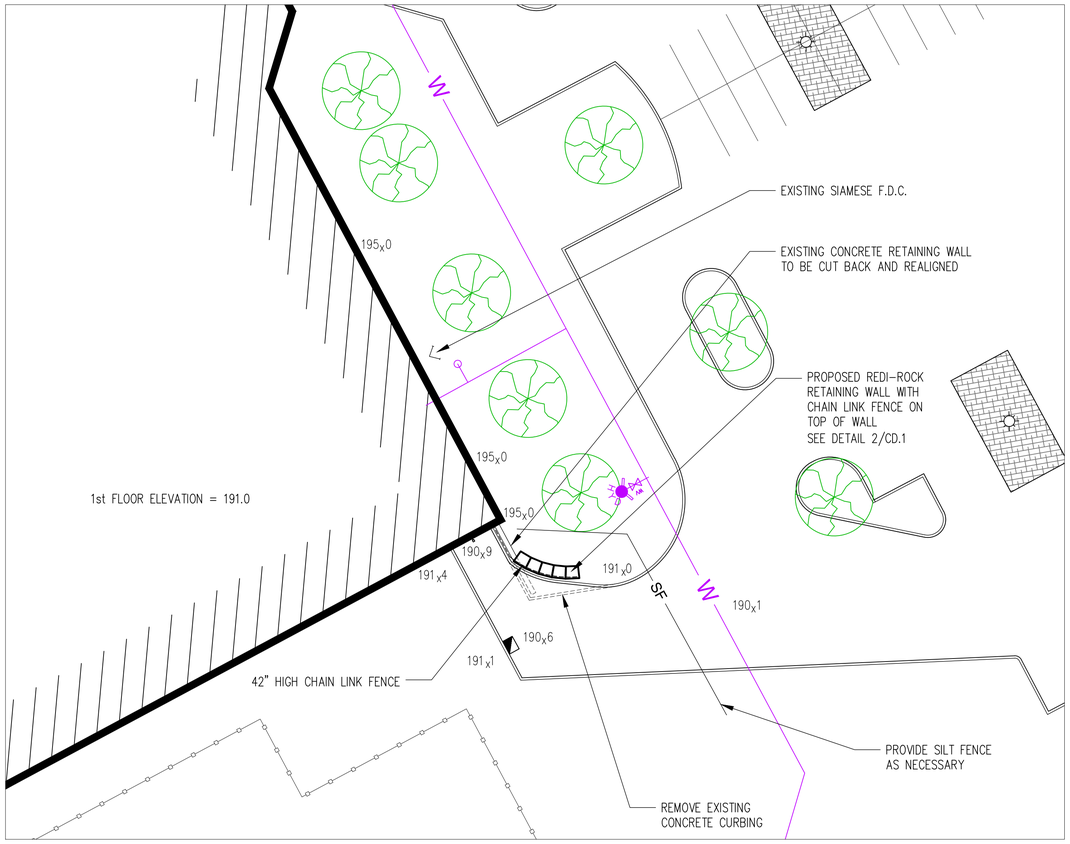
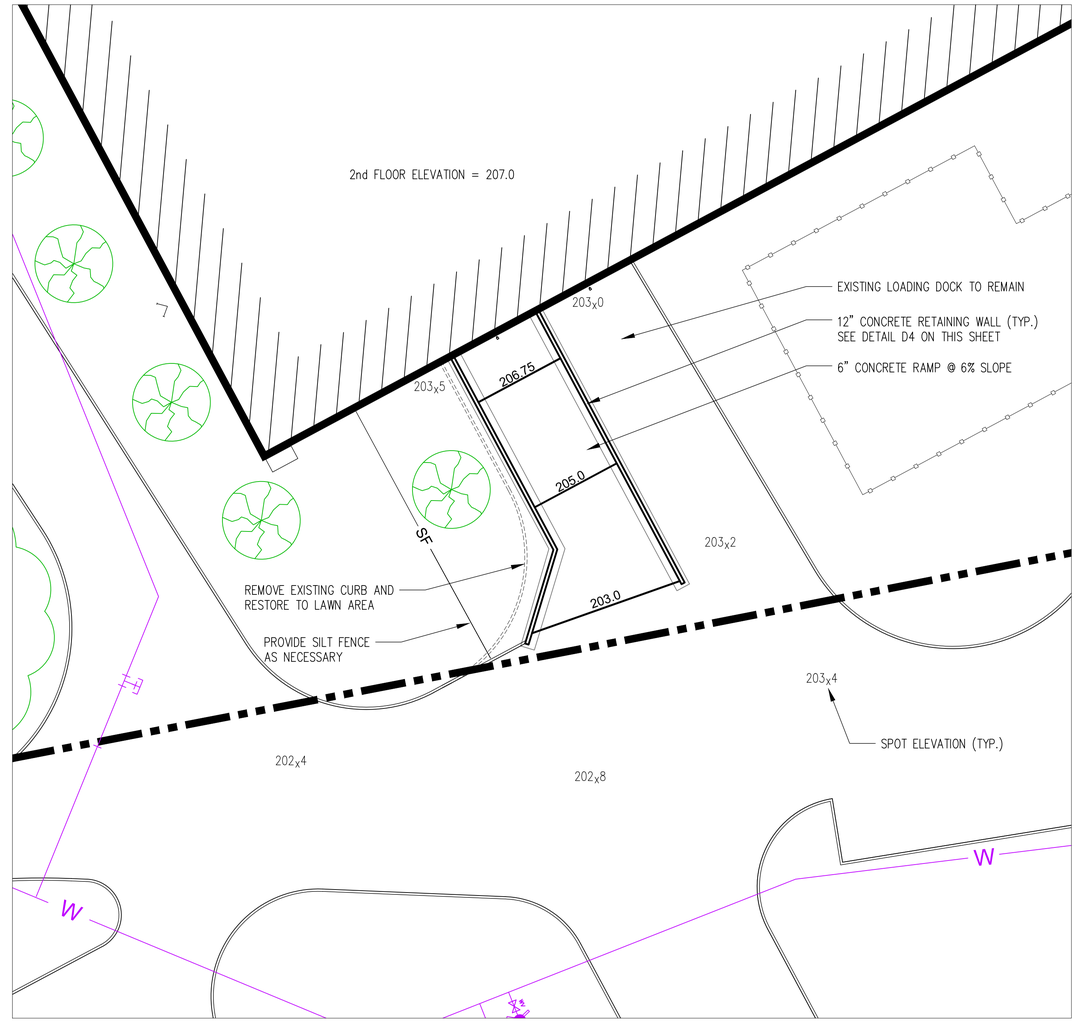
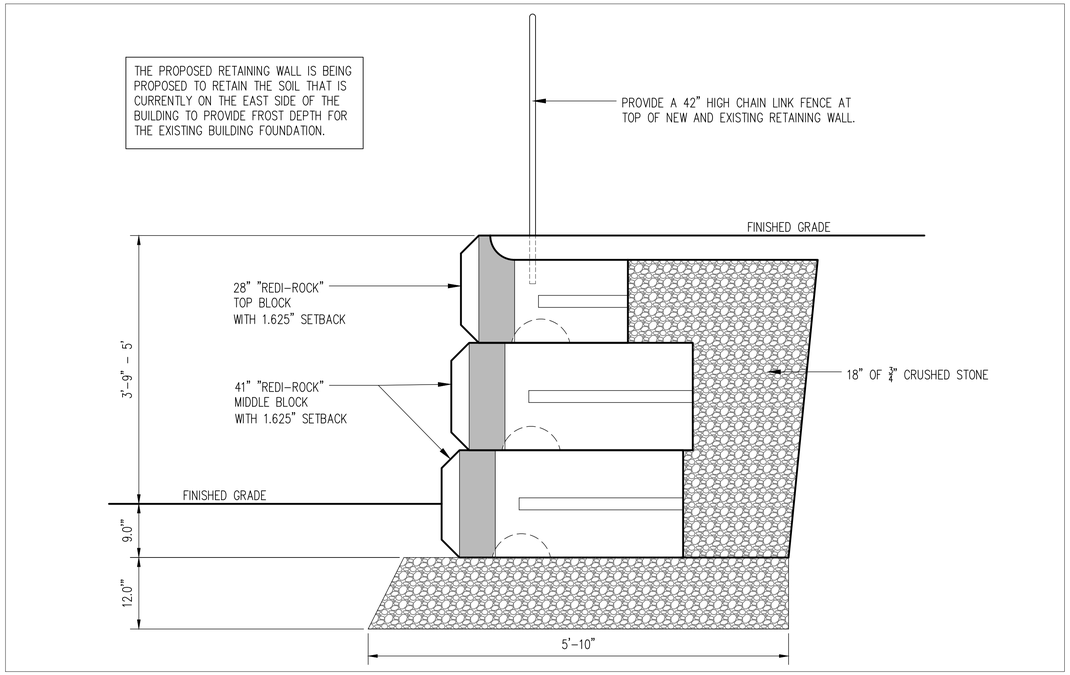
DATE 10-23-21	CHECKED BY MAD	



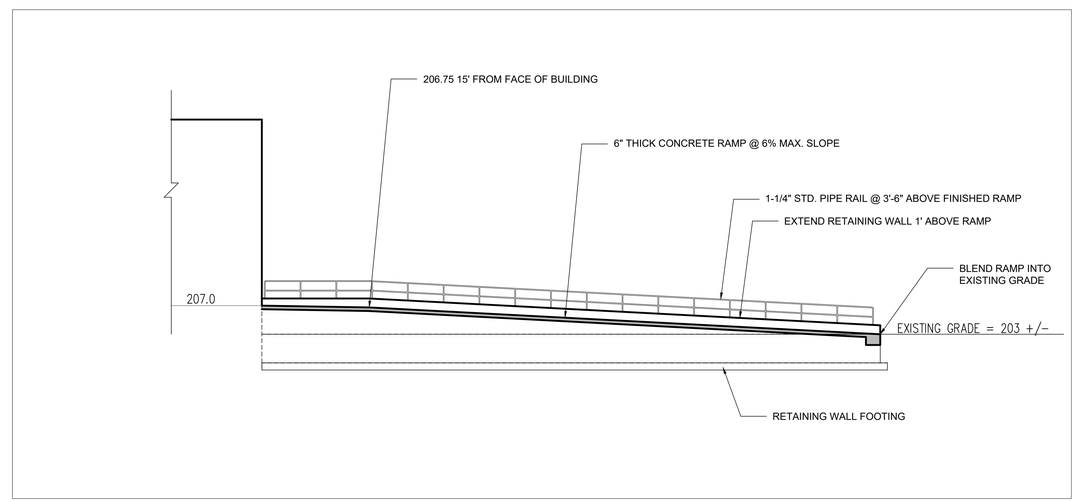
1 PARTIAL SITE PLAN @ LOADING DOCK AREA
1" = 20'



3 PARTIAL SITE PLAN @ NEW RAMP AREA
1" = 20'



2 REDI-ROCK WALL SECTION
NOT TO SCALE



4 SECTION THROUGH PROPOSED RAMP
NOT TO SCALE

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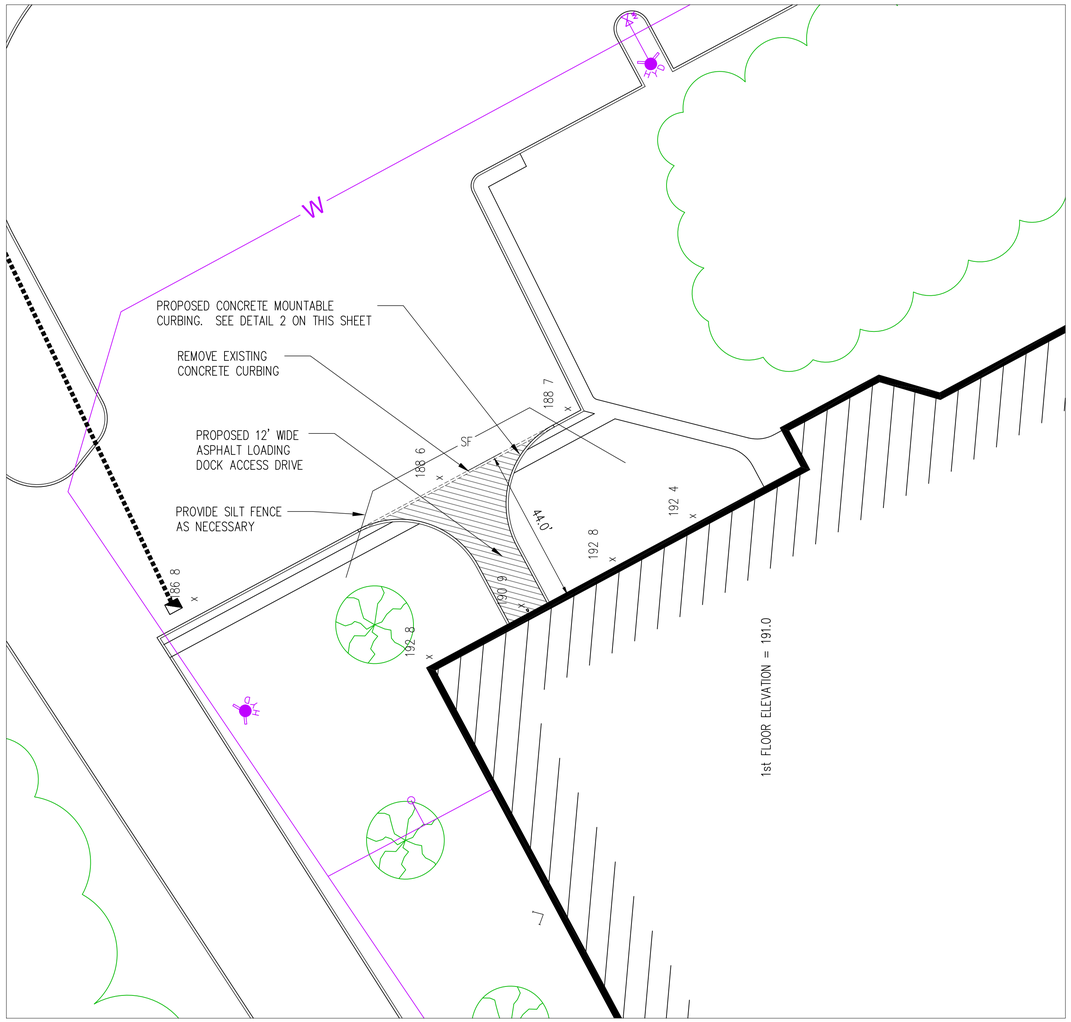
Revisions	
	02-07-22
Project No.	2021:413

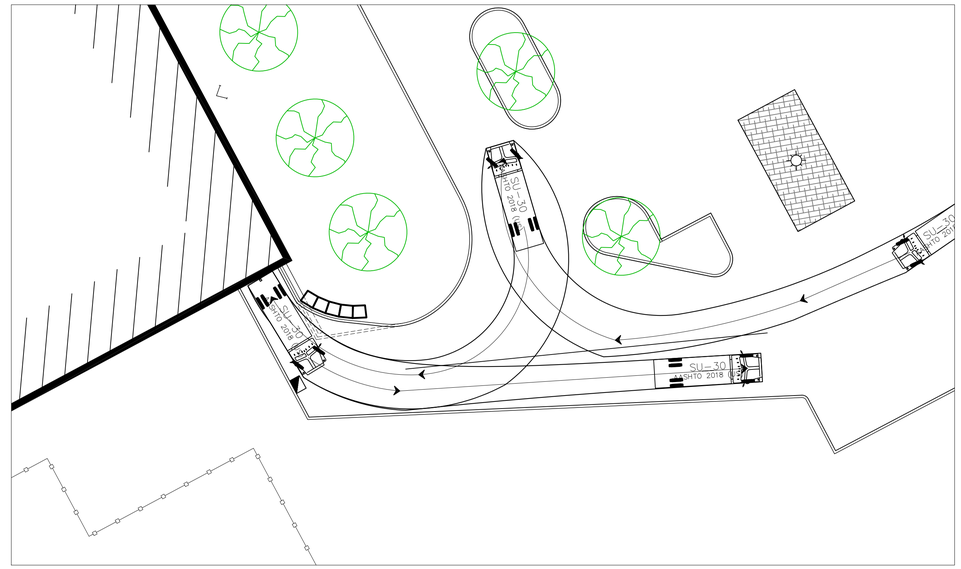
PROJECT
CubeSmart
169 Meyers Corners Road
Town of Wappinger — Dutchess County, New York

DRAWING
Construction Details

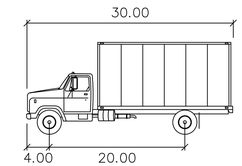
SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.1
DATE	CHECKED BY	
10-23-21	MAD	



1 PARTIAL SITE PLAN @ NEW LOADING DOCK AREA
1" = 20'



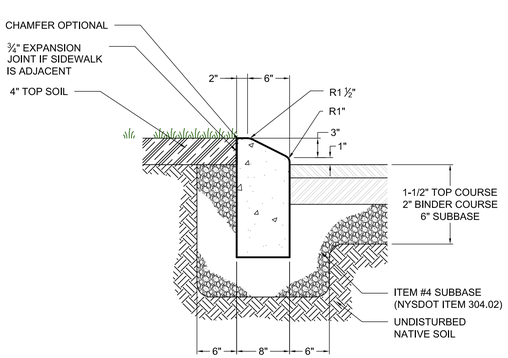
1 PARTIAL SITE PLAN @ LOADING DOCK AREA
1" = 20'



SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

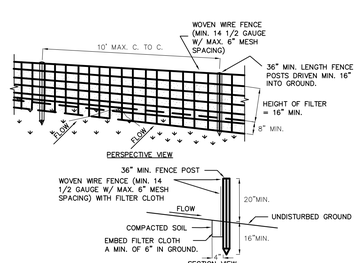
4 BUILDING-MOUNTED SIGN
NOT TO SCALE



NOTES:

1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI
2. EXPANSION JOINTS SHALL BE PROVED EVERY 20 LINER FEET

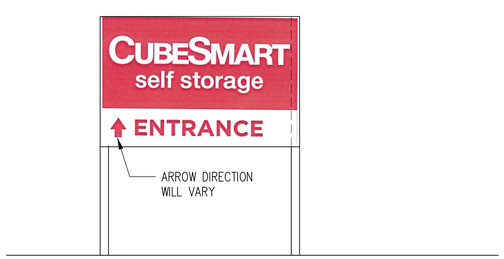
2 CAST-IN-PLACE MOUNTABLE CURB & PAVING DETAIL
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 SILT FENCE DETAIL
NOT TO SCALE



5 DIRECTIONAL SIGNAGE
NOT TO SCALE

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CubeSmart
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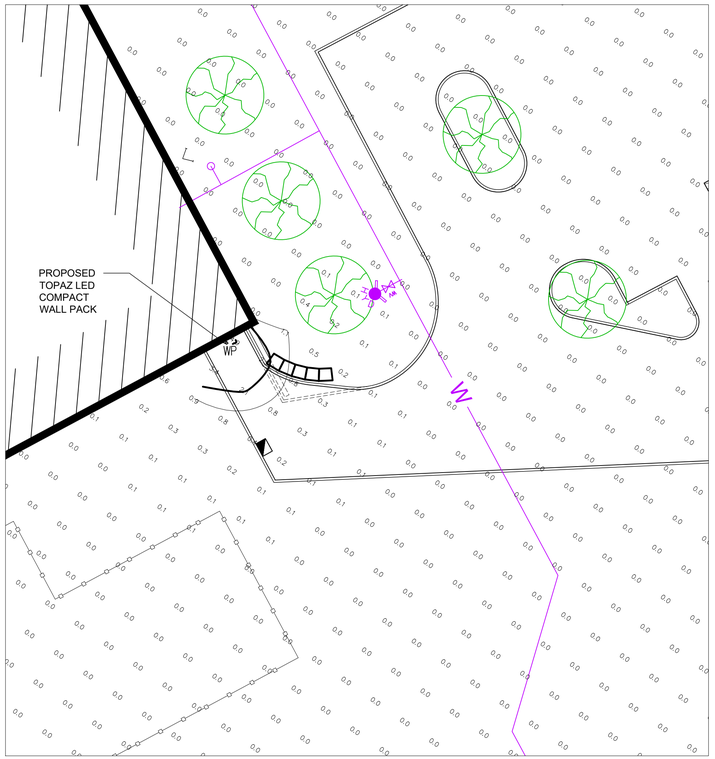
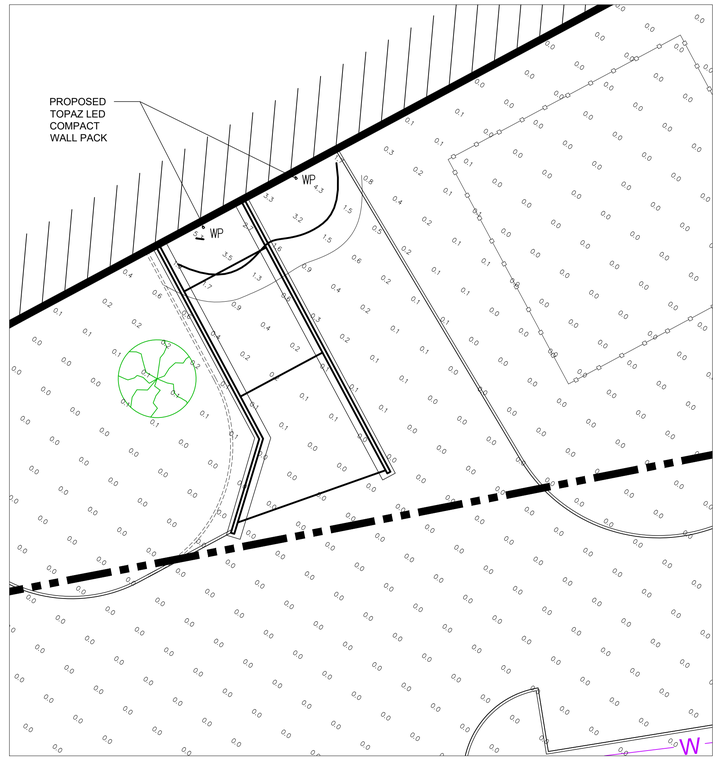
Town of Wappinger — Dutchess County, New York

DRAWING
Construction Details

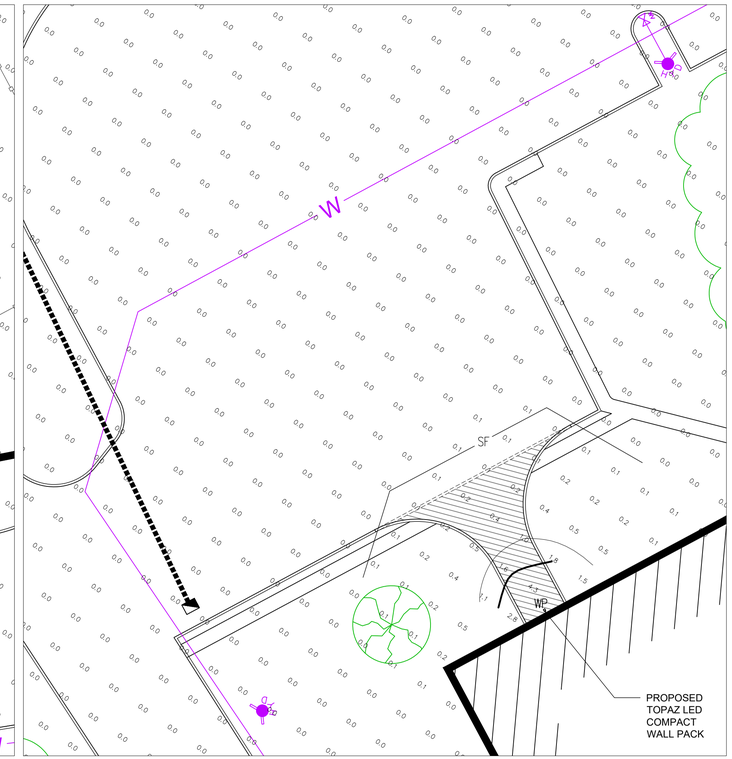
SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	CD.2
DATE	CHECKED BY	
10-23-21	MAD	



1 LIGHTING PLAN AT EXISTING LOADING DOCK
1" = 20'



2 LIGHTING PLAN @ EXISTING LOADING DOCK & PROPOSED RAMP
1" = 20'



3 LIGHTING PLAN @ NEW LOADING DOCK
1" = 20'

MOUNTING HEIGHT TO BE 16'

4 TOPAZ LED COMPACT WALL PACK - PROVIDE (4) TOTAL
NOT TO SCALE

TOPAZ

Job Name/Title:_____ Catalog Number_____
Contractor:_____ Notes:_____

LED Compact Wall Pack
CCT SELECTABLE

Topaz's LED Compact Wall Packs provide uniform and efficient lighting. Featuring a CCT selectable switch, these outdoor luminaires are ideal for a variety of applications including stairwells, pathways and entryways in commercial and residential settings. An energy-saving and long-life alternative to traditional light sources, these wall packs deliver incredible efficiency without sacrificing performance. Rated for 50,000 hours of functional life and constructed of rugged die-cast aluminum with a high impact polycarbonate lens, these wall packs are designed to withstand the demands of all weather conditions.

FEATURES
- 3 CCT Selectable switch: 3000K, 4000K, 5000K
- Integrated dusk-to-dawn photocell
- Aluminum housing with diffused polycarbonate lens
- Bronze or white finishes available
- Suitable for up to 15-foot mounting applications

SUGGESTED APPLICATIONS
- Outdoor commercial and residential
- Entryways
- Stairwells
- Hallways
- Security lighting

New York | California | Florida | www.topaz-usa.com | 800.666.2852 | Fax: 631.654.1261 | ©2020 Topaz Lighting Corp.

TOPAZ

Job Name/Title:_____ Catalog Number_____
Contractor:_____ Notes:_____

LED Compact Wall Pack
CCT SELECTABLE

GENERAL SPECIFICATIONS

Input Voltage, Frequency: 120-277V, 50/60Hz
Power Factor, THD %: >0.9, ±20%
Dimmable: 0-10V
Photocells Included: Yes
Efficacy: 125 LPW
CRI: 80

BUG Rating: B1U3G1 (15W, 20W)
B1U5G1 (30W)
Functional Life (L70): 50,000 Hours
Location Rating: Wet
IP Rating: IP65
Ambient Operating Temperature: -40°F to 113°F

ITEM SPECIFICATIONS / ORDER INFO

Catalog Number	Order Code	UPC	Lumens	Wattage	Input Current 120/277V	CCT	Beam Angle	DLC ID
F-WPC/15W/CTS/BZ-96	71027	751338036833	1,875	15W	0.15/0.05A	3000K | 4000K | 5000K	100°	PLH8AMRJHJE9
F-WPC/15W/CTS/WH-96	71028	751338036840	1,875	15W	0.15/0.05A	3000K | 4000K | 5000K	100°	PLH8AMRJHJE9
F-WPC/20W/CTS/BZ-96	71029	751338036857	2,500	20W	0.26/0.065A	3000K | 4000K | 5000K	100°	PLTJ4XSSIQQN
F-WPC/20W/CTS/WH-96	71030	751338036864	2,500	20W	0.26/0.065A	3000K | 4000K | 5000K	100°	PLTJ4XSSIQQN
F-WPC/30W/CTS/BZ-96	71031	751338036871	3,750	30W	0.33/0.1A	3000K | ~~4000K~~ | ~~5000K~~	100°	PLJV3ZGVSZKE
F-WPC/30W/CTS/WH-96	71032	751338036888	3,750	30W	0.33/0.1A	3000K | 4000K | 5000K	100°	PLJV3ZGVSZKE

NOMENCLATURE

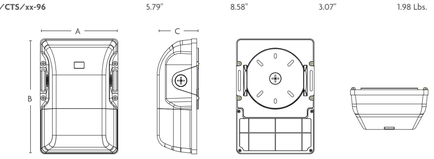
Example: **F-WPC/15W/CTS/BZ**
F = Fixture / **WPC** = Wall Pack Compact / **15W** = 15 Watts / **CTS** = Color Temperature Selectable / **BZ** = Bronze Finish
/ **20W** = 20 Watts **WH** = White Finish
/ **30W** = 30 Watts

ENERGY SAVINGS

Catalog Number	LED Wattage	Incandescent Replacement Wattage	Watts Saved	Yearly Savings	5 Year Savings
Based on 12 hours/day and $0.11/kWh					
F-WPC/15W/CTS/xx-96	15W	150W	135W	$65	$325
F-WPC/20W/CTS/xx-96	20W	200W	180W	$87	$434
F-WPC/30W/CTS/xx-96	30W	300W	270W	$130	$650

PRODUCT DIMENSIONS / LINE DRAWINGS

Catalog Number	(A)	(B)	(C)	Weight
F-WPC/xxW/CTS/xx-96	5.79"	8.58"	3.07"	1.98 Lbs.



NOTES:

Specifications subject to change without prior notice. Replacement wattage shown depends on application and fixture.

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) this device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

Dimming with standard 0-10V control system or wall dimmers such as Leviton IP710, DS710 or Lutron DVSTV.
Dimming complies with IEC60929 Annex E. Fixture may not be compatible with all dimmers. Visit www.topaz-usa.com/led-dimmer-compatibility for up-to-date dimmer compatibility information.

WARNING: Some products included in this specification sheet may be subject to the warning requirements of California's Proposition 65. Please refer to your product packaging for more information.

September 2020

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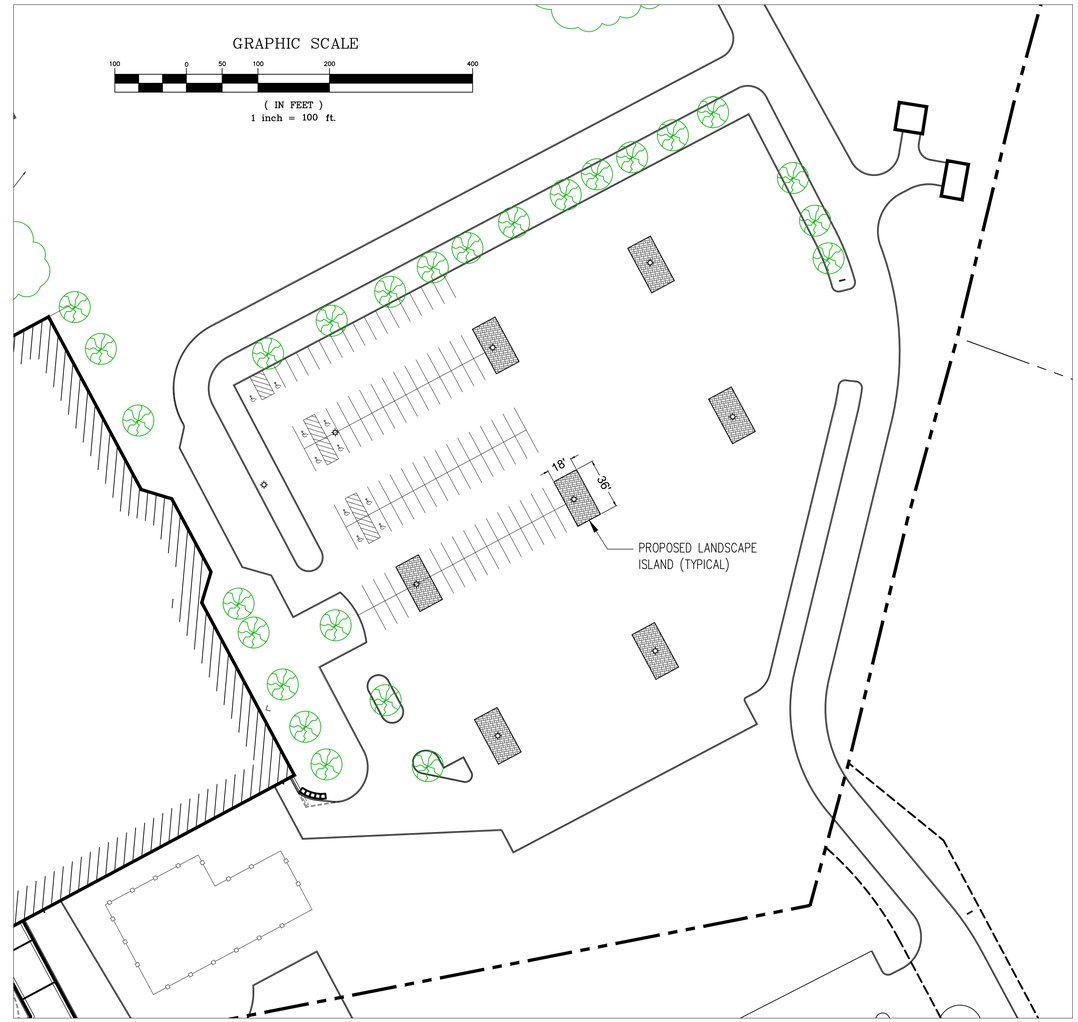
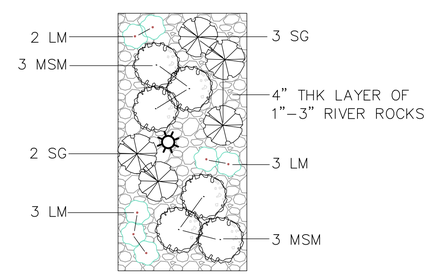
169 Meyers Corners Road
Town of Wappinger Dutchess County, New York

DRAWING
Lighting Plan

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	LP.1
DATE	CHECKED BY	
10-23-21	MAD	



1 LANDSCAPING PLAN
1" = 50'



SAW CUT EXISTING ASPHALT, REMOVE ASPHALT AND BASE MATERIALS TO A DEPTH OF 30" AND REPLACE WITH ORGANIC MIXTURE OF PLANTING SOILS.

PLANT LIST:						
KEY	QNT.	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
		SHRUBS				
SG	5	Spiraea 'Gold Mound'	Gold Mound Spirea	24"-30"	3 gal.	
		PERENNIALS/ GRASSES				
LM	8	Liriope muscari	Liriope		1 gal.	
MSM	6	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass		5 gal.	

2 DETAILED LANDSCAPE ISLAND PLAN & PLANTING SCHEDULE
NOT TO SCALE

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.

Mark A. Day, PE

STATE OF NEW YORK · MARK A. DAY · 069646 · LICENSED PROFESSIONAL ENGINEER

Revisions 02-07-22

Project No. 2021:413

License No. 069646

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
CubeSmart
169 Meyers Corners Road
Town of Wappinger Dutchess County, New York

DRAWING
Landscape Plan

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As Noted	MAD	LSCP.1
DATE 10-23-21	CHECKED BY MAD	