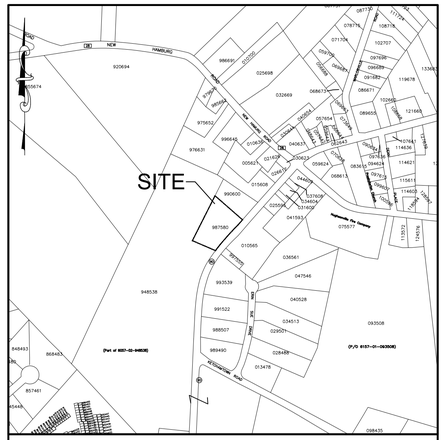


AREA MAP

SCALE: 1" = 500'

ADJOINING PARCEL OWNERS PER DC GIS

HARDIP KAUR
7 ERIN SUE DR
WAPPINGERS FALLS, NY 12590
FOR PROPERTY:135689006057000293353 9

RONALD M. EVANGELISTA
PO BOX 493
HUGHSONVILLE, NY 12537
FOR PROPERTY:135689006057000299755 5

P L OBERCREEK
PO BOX 220
HUGHSONVILLE, NY 12537
FOR PROPERTY:135689006057000294853 8

SHIRLEY POILLUCCI
PO BOX 423
HUGHSONVILLE, NY 12537
FOR PROPERTY:135689006057000299060 0

MATTHEW L. WALLINGFORD
PO BOX 540
HUGHSONVILLE, NY 12537
FOR PROPERTY:135689006057000298758 0

CHARLES T. KELLER
PO BOX 284
HUGHSONVILLE, NY 12537
FOR PROPERTY:135689006157000101056 5

ZONE CLASSIFICATION	HM
ACTION:	CHANGE OF USE
FORMER USE:	FURNITURE STORE WITH ACCESSORY 1 BEDROOM APARTMENT WITH BARN
PROPOSED USE	PROPOSED PRIVATE, COMMUNITY OR FRATERNAL RECREATION CLUBS (§ 240-62) WITH 1 BEDROOM APARTMENT WITH BARN
TAX MAP PARCEL NO	135689-6057-02-987580
TOPOGRAPHIC DATUM	N/A
TOTAL ACREAGE:	1.40 AC.
WATER SUPPLY:	EXISTING INDIVIDUAL WELL
SEWAGE DISPOSAL:	EXISTING INDIVIDUAL SUBSURFACE DISPOSAL
FEMA:	NO FLOODPLAINS ONSITE
STEEP SLOPES:	PARCEL IS FLAT PER SITE VISIT
WETLANDS:	NO WETLANDS ONSITE PER SITE VISIT

TOWN OF WAPPINGER (HM ZONING DISTRICT) USE R-40 2X SETBACKS PER 240-62B

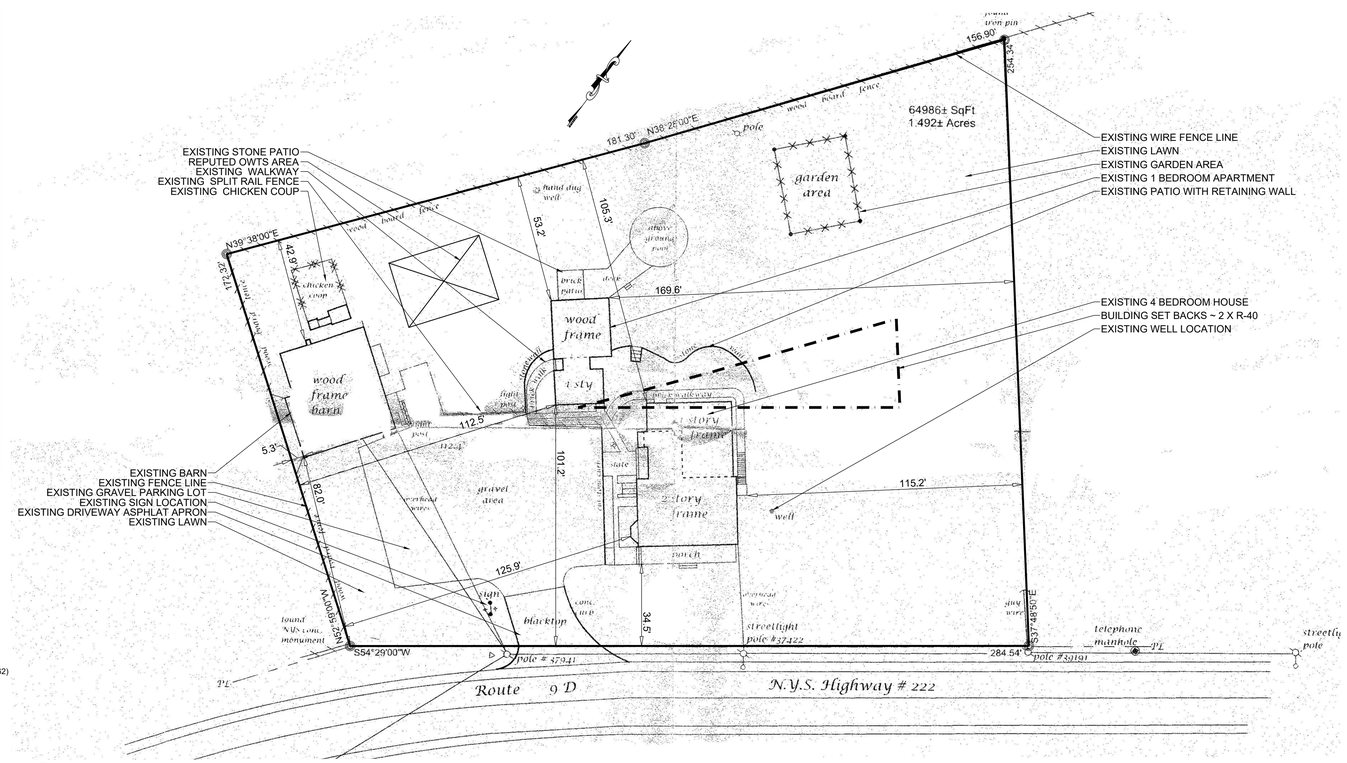
Bulk Regulations:	Required	EXISTING			PROPOSED		
		HOUSE	APT	BARN	HOUSE	APT	BARN
Minimum Lot Area (ac)	0.57	1.49			1.49		
Minimum lot width (feet)	50'	184'+			184'+		
Minimum lot depth (feet)	80'	170'+			170'+		
Minimum lot frontage (feet)	50'	184'+			184'+		
Minimum front yard (feet)	50' X 2 = 100'	34.5'	101.2'	82.0'	34.5'	101.2'	82.0'
Minimum side yard (feet)	25' X 2 = 50'	115.2'	112.5'	5.3'	115.2'	112.5'	5.3'
Accessory building <15 feet high	10' X 2 = 20'	---	---	---	---	---	---
Minimum rear yard (feet)	50' X 2 = 100'	105.3'	105.3'	42.9'	105.3'	105.3'	42.9'
Accessory building <15 feet high	10' X 2 = 20'	--	--	--	--	--	--
Maximum building height (stories/feet)	2.5/35	<2.5/35	<2.5/35	<2.5/35	<2.5/35	<2.5/35	<2.5/35
Maximum impervious area	50%	0.34/1.49 = 22.8%			0.34/1.49 = 24.2%		
Maximum building coverage	25%	0.12/1.49 = 8.0%			0.12/1.49 = 8.0%		
Minimum landscaping area	50%	1.02/1.49 = 68.4%			1.02/1.49 = 72.8%		
Maximum floor area ratio	0.5	0.12			0.12		

240-96: OFF STREET PARKING REQUIREMENTS:	REQUIRED	PROVIDED
PARKING SPACE DIMENSIONS: AS DETERMINED BY THE APPLICANT	11	11

SITE SPECIFIC NOTES

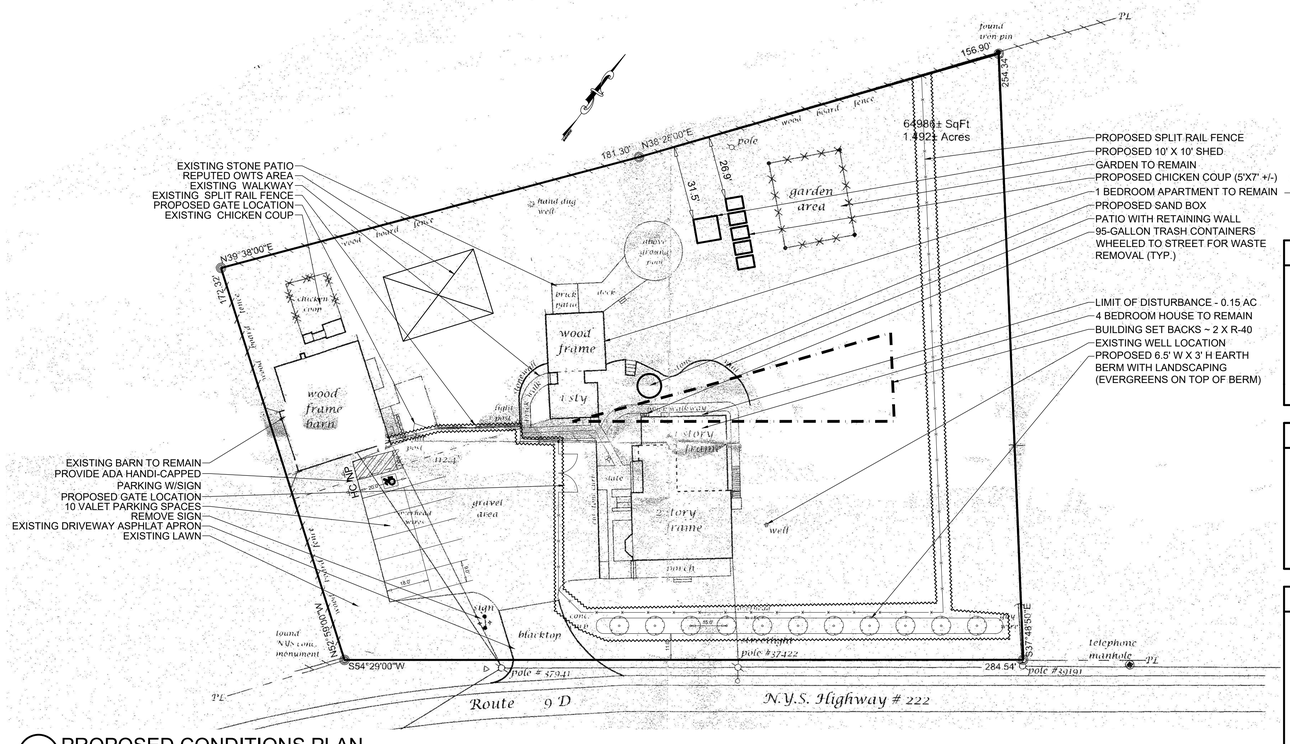
SITE PLAN MODIFICATIONS AND CLARIFICATIONS:

A. THE EXISTING 4 BEDROOM HOUSE SHALL REMAIN.
B. THE EXISTING 1 BEDROOM APARTMENT SHALL REMAIN.
C. THERE ARE NO CHANGES PROPOSED TO THE EXISTING BARN.
D. A FENCE AND ASSOCIATED GATES ARE TO BE INSTALLED AS SHOWN.
E. SCREENING IS PROPOSED VIA EARTH BERM AND EVERGREEN PLANTINGS ALONG THE FRONTAGE OF NYS 9D.
F. A SAND BOX IS PROPOSED TO BE INSTALLED ON THE REAR PATIO.
G. A 10' X 10' SHED IS PROPOSED TOWARD THE REAR OF THE PROPERTY.
H. 5 CHICKEN COUPS ARE PROPOSED TO BE INSTALLED AROUND THE EXISTING GARDEN.
I. THE EXISTING COMMERCIAL SIGN IS TO BE REMOVED.
J. THE EXISTING LIGHTING IS TO REMAIN.
K. THERE ARE NO EXTERIOR MODIFICATIONS TO THE BUILDINGS PROPOSED.



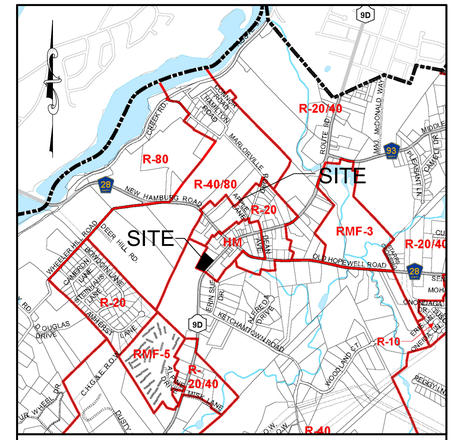
1 EXISTING CONDITIONS PLAN

SCALE: 1" = 30'



2 PROPOSED CONDITIONS PLAN

SCALE: 1" = 30'



ZONING MAP

N.T.S.

GENERAL SITE NOTES

1. AS-BUILT CONDITIONS TAKEN FROM AS BUILT SURVEY PREPARED BY RICHARD BARGER L.S. & P.E. DATED SEPTEMBER 22, 2003.

2. THE SITE WAS FORMALLY A FURNITURE STORE WITH A 1 BEDROOM APARTMENT.

3. THE DRIVEWAY ENTRANCE TO NYS ROUTE 9D IS EXISTING, NO MODIFICATIONS ARE PROPOSED.

4. EXISTING LIGHTING TO REMAIN.

5. THERE IS NO CHANGE IN INTERNAL BEDROOM CONFIGURATION.

LANDSCAPING SCHEDULE

SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZING	NOTES
⊙	11	Eastern White Pine	Pinus Strobus	Min. 3" DIA @ 5'	Nursery Grown, Plant in Spring of Year

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OWNER/APPLICANT

OWNER
ANDREW MEYERS
53 WHITE STREET, SUIT M
NEW YORK NY 10013

APPLICANT
LARA TABATZINK
75 OAK HOLLOW ROAD,
GARRISON NY 10524

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

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

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

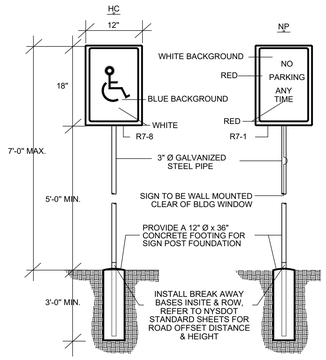
Project No. 2022.385 License No. 083970

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

PROJECT
Amended Site Plan - Children's Enrichment Project
Town of Wappinger Dutchess County, New York

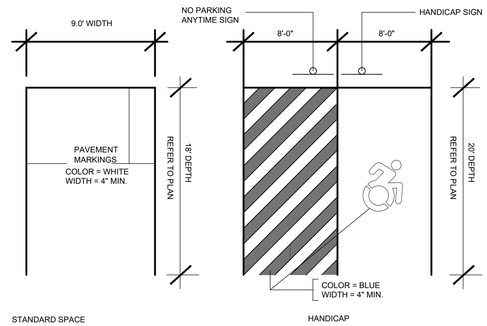
DRAWING
Existing/Proposed Conditions

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE 9-23-22	CHECKED BY BJS	1 of 2



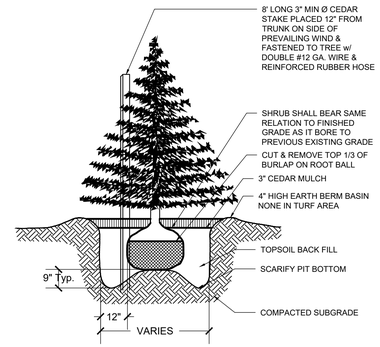
ALL EPOXY PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE FEDERAL MUTCD AND THE NYS SUPPLEMENT.

1 SIGN DETAILS
NOT TO SCALE

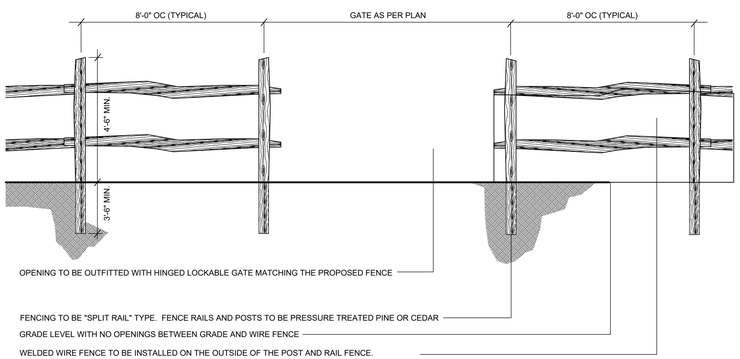


THE ABOVE PARKING DIMENSIONS ARE AS PER TOWN OF WAPPINGER ZONING ORDINANCE. HANDICAP SPACE TO CONFORM TO NYS UNIFORM BUILDING CODE REQUIREMENTS

2 PARKING SPACE DETAIL
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



4 SPLIT RAIL FENCE DETAILS
NOT TO SCALE

LANDSCAPE NOTES:

NO TRESS OR SHRUBS SHALL BE PLANTED ON EXISTING FOR PROPOSED UTILITY LINES

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE SITE LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN THROUGHOUT THE DURATION OF USE.

THE LANDSCAPE CONTRACTOR SHALL CAREFULLY CORRELATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.

THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.

THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.

THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE. ALL LANDSCAPED AREAS MULCHED UNLESS OTHERWISE NOTED.

WARRANTY:
ALL PLANT MATERIAL (LAWNS, TREES, SHRUBS, ETC.) AND PLANTING SUPPLIES (EDGING, BARK, MULCH, ETC.) SHALL BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF COMPLETION OF THE LANDSCAPING INSTALLATION. ALL REPLACEMENT STOCK SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. ANY DAMAGE DUE TO REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR. AT THE END OF THE WARRANTY PERIOD, INSPECTIONS SHALL BE MADE JOINTLY BY LANDSCAPE ARCHITECT, OWNER, TENANT AND LANDSCAPE CONTRACTOR. ALL PLANT AND LAWN AREAS NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH PLANTS AND TURF COVER OF A LIKE KIND AND SIZE BEFORE THE CLOSE OF THE NEXT PLANTING SEASON.

SPECIES AND VARIETY AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY AND AS DEFINED WITHIN THE CURRENT EDITION OF INTERNATIONAL CODE OF NOMENCLATURE FOR CULTIVATED PLANTS, ISSUED BY THE INTERNATIONAL UNION OF BIOLOGICAL SCIENCES. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT TENANT'S LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.

PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALD, WINDBURN, ABRASION, AND HARMFUL INSECTS AND INSECT EGGS; AND SHALL HAVE HEALTHY, NORMAL, UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS AR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED SHALL BE USED. PLANTS BUDDING INTO LEAF OR HAVING SOFT GROWTH SHALL BE SPRAYED WITH AND ANTI-DESICCANT AT THE NURSERY BEFORE DIGGING.

ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK. BARE ROOT STOCK OF ANY KIND IS UNACCEPTABLE.

SEED:

EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 14 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREEPING RED FESCUE	40%
RYE GRASS	20%

GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.

SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.

SEED SHALL BE A BLEND OF CERTIFIED LAWN GRASS AND/OR GROUND COVER PLANT SEEDS COMMON TO THE SITE LOCATION.
PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN

ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE LATEST EDITION OF THE FEDERAL SEED ACT, SEED SHALL BE MIXED BY THE DEALER AND SHALL BE DELIVERED TO THE SITE IN SEALED CONTAINERS WHICH SHALL BEAR THE DEALER'S GUARANTEED ANALYSIS.

MULCHES FOR PLANTINGS:
SHREDDED BARK MULCH, MEDIUM SIZE, FROM HARDWOOD TREES. NO PIECES OVER TWO INCHES (2") IN GREATEST DIMENSION. FREE FROM SAWDUST, STONES, DEBRIS, AND DELETERIOUS MATERIALS.

ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
ALL AREAS OF SITE NOT OCCUPIED BY BUILDINGS OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE SEEDED.

NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.

LONGTERM PLANTING MAINTENANCE NOTES
THE OWNER/OPERATOR SHALL BE RESPONSIBLE FOR THE LONG-TERM MONITORING AND MAINTENANCE OF THE PLANTINGS WITHIN THE THE SITE IN PERPETUITY AND TO THE SATISFACTION OF THE CITY.

THE COVERAGE OF THE SEEDED AREAS SHALL BE UNIFORM WITH NO BARE AREAS LARGER THAN ONE-HALF SQUARE FEET.

THE ACCEPTABLE DENSITY OF COVERAGE SHALL BE A MINIMUM OF EIGHTY-FIVE PERCENT (85%) OF LANDSCAPE QUANTITY PLANTS SHOWN ON THE APPROVED PLANTING PLAN. IF LESS THAN EIGHTY-FIVE (85%) OF A PARTICULAR PLANT SPECIES SURVIVES, REPLACEMENT WITH SAME AND/OR ALTERNATIVE PLANT SPECIES ACCEPTABLE TO THE CITY PLANNING BOARD SHALL OCCUR, SERVING THE INTENDED FUNCTION OF THE ORIGINALLY PROPOSED PLANTINGS.

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OWNER/APPLICANT

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ANDREW MEYERS
53 WHITE STREET, SUIT M
NEW YORK NY 10013

APPLICANT
LARA TABATZINK
75 OAK HOLLOW ROAD,
GARRISON NY 10524

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

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

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No: 2022.385

License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

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

PROJECT
Amended Site Plan -
Children's Enrichment Project
Town of Wappinger — Dutchess County, New York

DRAWING
Construction Details

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	2
DATE 9-23-22	CHECKED BY BJS	2 of 2