

**SITE CIVIL ENGINEER:**

LABELLA ASSOCIATES  
21 FOX STREET  
POUGHKEEPSIE, NY 12601  
PHONE: (845) 454-3980

**APPLICANT:**

SAFIRE PROPERTIES INC.  
35 WINDING OAK WAY  
HOPEWELL JCT., NY 12533

**RECORD OWNERS:**

SILVESTRI, DANIEL J JR  
173 OLD ROUTE 9  
FISHKILL, NY 12524

**ZONING DESIGNATION:**

HB, HIGHWAY BUSINESS DISTRICT

**SITE DATA:**

SECTION 135689, BLOCK 6156-02, LOT 845873

**SITE AREA:**

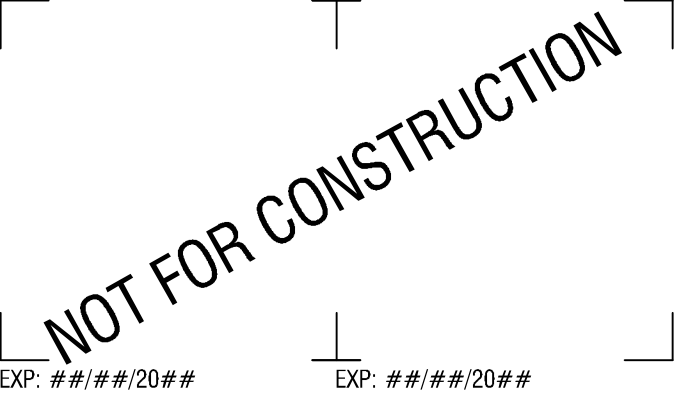
LOT ACREAGE: 2.00 ACRES

BULK TABLE		
ZONING REQUIREMENT	REQUIRED	PROPOSED
Minimum Lot Area	2 acres	2 acres
Minimum Lot Width	150 ft	± 433 ft
Minimum Lot Depth	200 ft	± 218 ft
Minimum Street Frontage	150 ft	± 428 ft
Front Yard Setback	50 ft	68 ft
Side Yard Setback	10 ft	40 ft
Rear Yard Setback	50 ft <sup>1</sup>	50 ft
Maximum Height	2.5 stories/ 35 ft	< 35 ft
Maximum Building Coverage	25%	21%
Maximum Floor Area Ratio	0.4	0.21
Maximum Impervious Surface	75%	38%
Minimum Landscaped Open Space	25%	62%
Minimum Parking Setback	NA	64 ft
Parking Requirements - section per 240-99.B(4) For wholesale business, industry, storage, warehouses and other commercial establishments: a minimum of one space for each establishment, plus one space for each 8,000 square feet of gross floor area or major part thereof.	4 + 1 *(18,000 / 8,000) = 7 spaces	10 spaces
Notes: <sup>1</sup> Property abutts R-20 and R-80 residential districts, the most restrictive rear yard setback requirement governs.		



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labellapc.com



CERTIFICATE OF AUTHORIZATION NUMBER:  
PROFESSIONAL ENGINEERING: 018281  
LAND SURVEYING: 017976  
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered, the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**SAFIRE PROPERTIES INC.**

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**SAFIRE PROPERTIES WAREHOUSE**

STAGE DOOR ROAD,  
WAPPINGER, NY 12524

NO.	DATE	DESCRIPTION
Revisions		
PROJECT NUMBER: 2230799		
DRAWN BY: SPU		
REVIEWED BY: CPL		
ISSUED FOR: ISSUED FOR CONCEPTUAL REVIEW		
DATE: 02/06/23		
DRAWING NAME:		

**CONCEPT PLAN**

DRAWING NUMBER:

**C100**



**CONCEPT PLAN**

SCALE: 1" = 20'