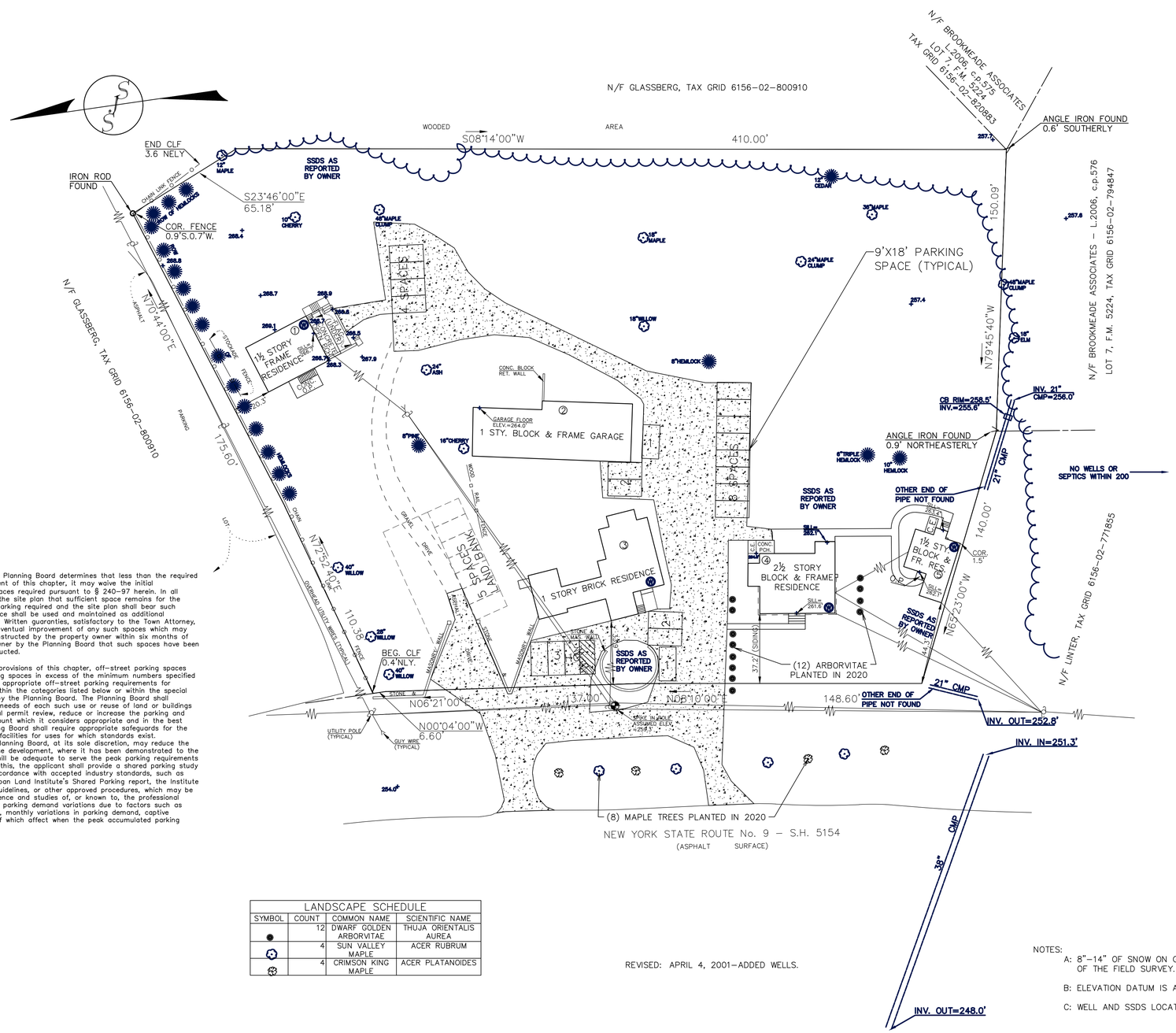


KEY FOR MAP SYMBOLS

UTILITY POLE	
UTILITY WIRES	
SPOT ELEVATION	+ 100.5
WETLAND FLAG	● WTL A-11
TREE	

SITE INFORMATION	
ZONING DISTRICT	HB–HIGHWAY BUSINESS
SITE AREA	±2.57 ACRES
SITE LOCATION	3–17 TASSONE COURT
OWNER	NY ORANGE COUNTY PROPERTY LLC 725 ROUTE 9 FISHKILL, NEW YORK 12524
GRID #	135689–6156–02–777882–0000

SITE DIMENSIONAL REQUIREMENTS		
ZONING DISTRICT	HB–HIGHWAY BUSINESS	
LOT REQUIREMENTS	REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRES	2.57 AC.
MINIMUM LOT WIDTH	150'	292.2'
MINIMUM LOT DEPTH	200'	284'
MINIMUM STREET FRONTAGE	150'	292.2'
MAX. BUILDING COVERAGE	25%	6.7%
MAX. FLOOR AREA RATIO FAR	0.4	0.4
MAX. IMPERVIOUS SURFACE	75%	25%
MINIMUM LANDSCAPED OPEN SPACE	25%	60%

BUILDING ZONING SCHEDULE

NUMBER	BUILDING	MINIMUM FRONT YARD (OTHER STREET 50')	MINIMUM SIDE YARD (10')	MINIMUM REAR YARD (30')	MAXIMUM BUILDING HEIGHT (2.5/35')
1	1 ½ STORY FRAME RESIDENCE	169.9'	20.3'	89.2'	2 STORY
2	1 STORY BLOCK AND FRAME GARAGE	117.9'	101.7'	134.2'	1 STORY
3	1 STORY BRICK RESIDENCE	33.9' *	94.5'	191.9'	1 STORY
4	2 ½ STORY BLOCK AND FRAME RESIDENCE	37.2' *	54.9'	208.9'	2.5 STORY
5	1 ½ STORY BLOCK AND FRAME RESIDENCE	44.3' *	1.5' *	201.3'	1.5 STORY

* = EXISTING NON CONFORMING.

BUILDING USE AND PARKING INVENTORY

NUMBER	BUILDING	USE	BUILDING AREA	REQUIRED PARKING SPACES	YEAR BUILT
1	1 ½ STORY FRAME RESIDENCE	2 FAMILY	1,636 SQ FT	4 SPACES	1964
2	1 STORY BLOCK AND FRAME GARAGE	TENANT STORAGE 7 GARAGE BAYS	2,440 SQ FT	–	
3	1 STORY BRICK RESIDENCE	TOTAL 5 UNITS PERSONAL SERVICE BUSINESS OFFICE	1,988 SQ FT	14 SPACES 14 SPACES 4 SPACES	1942
4	2 ½ STORY BLOCK AND FRAME RESIDENCE	Multi–family (3 ONE BEDROOM UNITS)	2,440 SQ FT	4 SPACES	1934
5	1 ½ STORY BLOCK AND FRAME RESIDENCE	2 FAMILY	1,198 SQ FT	4 SPACES	1949

MAXIMUM PARKING REQUIRED – 26 SPACES

EXISTING PARKING SHOWN – 21 SPACES
LAND BANKED PARKING – 5 SPACES
TOTAL PARKING SPACES – 26 SPACES

ADDITIONAL TENANT GARAGES – 7 SPACES

§240–96 F.Waiver of improvement. Where the Planning Board determines that less than the required number of parking spaces will satisfy the intent of this chapter, it may waive the initial improvement of up to 50% of the parking spaces required pursuant to § 240–97 herein. In all cases it shall be expressly demonstrated on the site plan that sufficient space remains for the provision of the total amount of off–street parking required and the site plan shall bear such designation. All such undeveloped parking space shall be used and maintained as additional landscaped grounds until required for parking. Written guaranties, satisfactory to the Town Attorney, shall be submitted by the applicant for the eventual improvement of any such spaces which may have been waived; these spaces must be constructed by the property owner within six months of the date of written notice to the property owner by the Planning Board that such spaces have been determined as necessary and must be constructed.

§240–97
A. Except where otherwise modified by other provisions of this chapter, off–street parking spaces shall be provided as follows. Off–street parking spaces in excess of the minimum numbers specified below shall not be permitted. Reasonable and appropriate off–street parking requirements for structures and land uses which do not fall within the categories listed below or within the special standards of Article VIII shall be determined by the Planning Board. The Planning Board shall consider all factors entering into the parking needs of each such use or reuse of land or buildings and may, in the course of site plan or special permit review, reduce or increase the parking and loading requirements for such uses in an amount which it considers appropriate and in the best interest of the Town. In all cases, the Planning Board shall require appropriate safeguards for the provision of the required parking and loading facilities for uses for which standards exist.
B. Notwithstanding Subsection A above, the Planning Board, at its sole discretion, may reduce the cumulative parking requirement in a mixed–use development, where it has been demonstrated to the Board that the proposed amount of parking will be adequate to serve the peak parking requirements of the development. In order to demonstrate this, the applicant shall provide a shared parking study prepared by an appropriate professional in accordance with accepted industry standards, such as that described in the latest edition of the Urban Land Institute's Shared Parking report, the Institute of Transportation Engineers' Shared Parking guidelines, or other approved procedures, which may be supplemented as appropriate by actual experience and studies of, or known to, the professional preparing the report. The study shall consider parking demand variations due to factors such as time of day, weekday versus weekend demand, monthly variations in parking demand, captive markets within the site and modal split, all of which affect when the peak accumulated parking demand would occur.

USE/ AREA CHART		
USE	REQUIRED	AREA PROPOSED
RESIDENTIAL	3 DWELLING UNIT/ACRE	7 UNITS 2.33 ACRES
COMMERCIAL	FAR MAX. 0.4	4424 SQ.FT. /0.237 ACRES FAR=0.4

LANDSCAPE SCHEDULE

SYMBOL	COUNT	COMMON NAME	SCIENTIFIC NAME
●	12	DWARF GOLDEN ARBORVITAE	THUJA ORIENTALIS AUREA
	4	SUN VALLEY MAPLE	ACER RUBRUM
	4	CRIMSON KING MAPLE	ACER PLATANOIDES

REVISED: APRIL 4, 2001–ADDED WELLS.

NOTES:
A: 8"–14" OF SNOW ON GROUND AT THE TIME OF THE FIELD SURVEY.
B: ELEVATION DATUM IS APPROXIMATE USGS ± 5'.
C: WELL AND SSDS LOCATIONS ARE AS REPORTED BY OWNER.

MIXED USED SITE PLAN FOR 3-17 TASSONE COURT

TAX GRID 6156–02–777882
AS SHOWN ON
THE TAX ASSESSMENT MAPS
SITUATE IN
TOWN OF WAPPINGER
COUNTY OF DUTCHESS
STATE OF NEW YORK

NO LINES OF POSSESSION OTHER THAN INDICATED
SCALE 1"=30'
MARCH 31, 2021
MAY 19, 2021

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

STATE OF NEW YORK · STEPHEN K. BURNS · 087236 · LICENSED PROFESSIONAL ENGINEER

STEVEN J. SHAVER, LAND SURVEYOR
SUITE II
112 EAST HOOK CROSS ROAD
HOPEWELL JUNCTION, NEW YORK 12533
(845) 897–4307 (PHONE)
(845) 897–2421 (FAX)

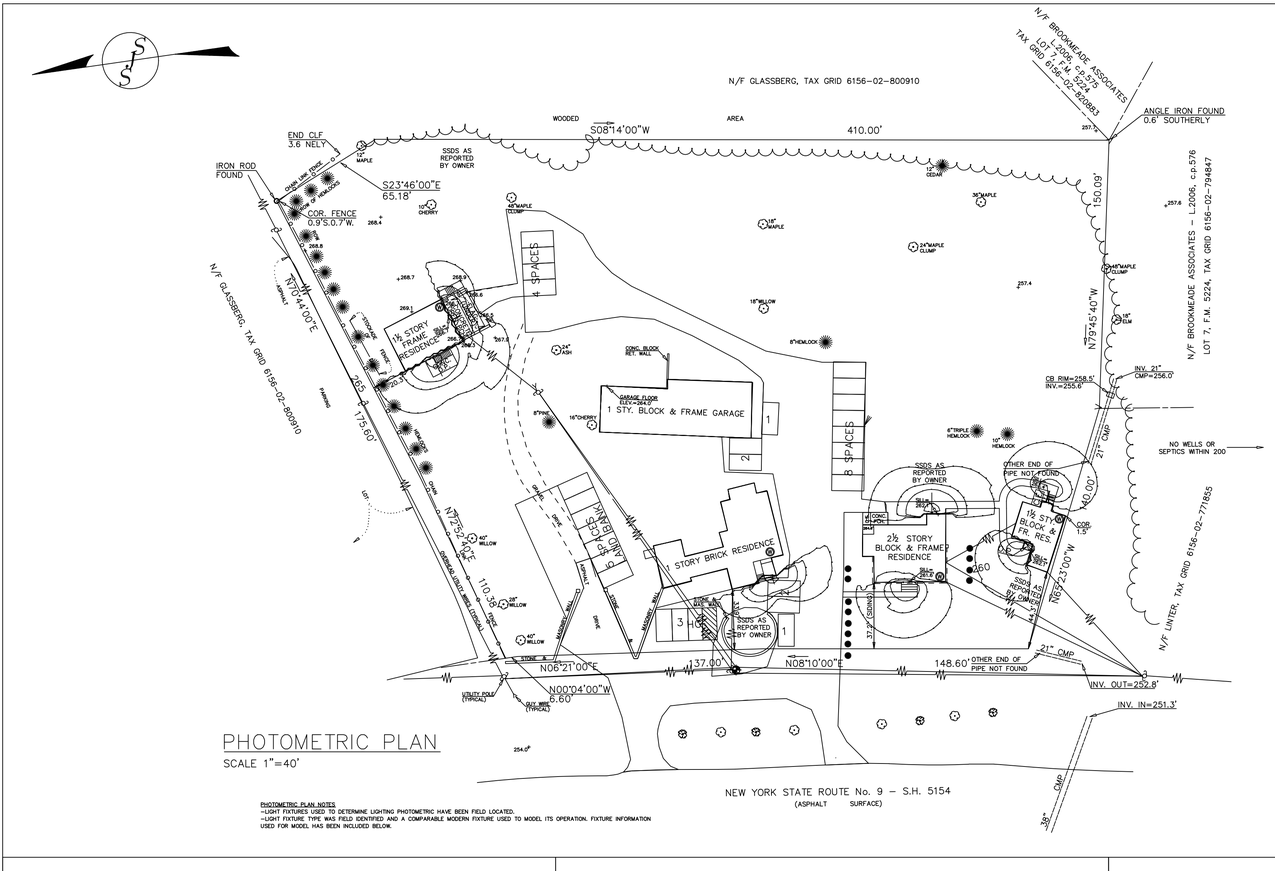
By: STEVEN J. SHAVER

_____
N.Y. State Licensed Land Surveyor

I, STEVEN J. SHAVER, hereby certify that the survey on which this map is based was completed on Jan. 21, 2001 and this map was completed on Jan. 23, 2001 and that said survey is in accordance with NYSAPLS current standards.

CERTIFIED ONLY TO: GRAZIANO TASSONE

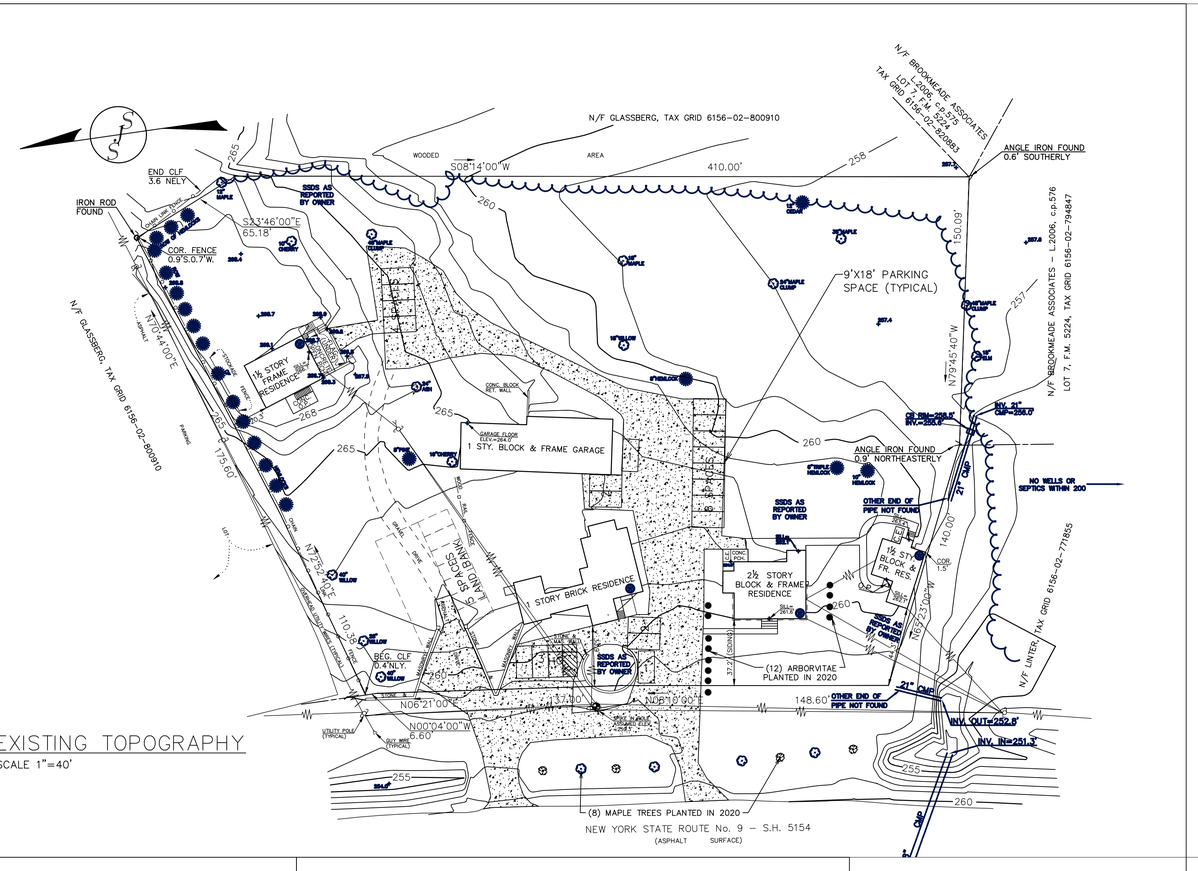
© 1989-1/2/2002 S.J.S.SURVEYOR



PHOTOMETRIC PLAN

SCALE 1"=40'

PHOTOMETRIC PLAN NOTES
–LIGHT FIXTURES USED TO DETERMINE LIGHTING PHOTOMETRIC HAVE BEEN FIELD LOCATED.
–LIGHT FIXTURE TYPE WAS FIELD IDENTIFIED AND A COMPARABLE MODERN FIXTURE USED TO MODEL ITS OPERATION. FIXTURE INFORMATION USED FOR MODEL HAS BEEN INCLUDED BELOW.



EXISTING TOPOGRAPHY

SCALE 1"=40'

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Contractor Select™

OLF & OVFL LED

Floodlighting

The OLF family from Lithonia Lighting® has the largest breadth of offering from one security floodlight family. The OLF family provides a multitude of lighting, energy saving packages and control options to meet the varying needs of your residential single and multi-family applications.

FEATURES:

- Replaces up to (2) 150W incandescent PAR lamps
- Small, compact form
- Pays for itself in less than 2 years

Catalog Number	UPC	Replaces Up To	Lumens	Input Watts	CCT	Voltage	Finish	Warranty	Energy Star Rated	Pallet qty.
OLF 2RH 40K 120 MD MA M6	820476314636	90W PAR INCAND (2)	2,360	25	4000K	120V	WHITE	5 years	YES	216
OLF 2RH 40K 120 MD DDB M6	819848052918	90W PAR INCAND (2)	2,360	25	4000K	120V	DARK BRONZE	5 Years	YES	216
OLF 2RH 40K 120 PE WH M4	889804043723	90W PAR INCAND (2)	2,360	25	4000K	120V	WHITE	5 years	YES	288
OLF 3RH 40K 120 DDB M4	191848797969	150W PAR INCAND (2)	3,300	36	4000K	120V	DARK BRONZE	5 years	YES	240
OLF 3RH 40K 120 PE DDB M4	191848261081	150W PAR INCAND (2)	3,300	36	4000K	120V	DARK BRONZE	5 years	YES	240
OLF 3RH 40K 120 PE WH M4	889804043877	150W PAR INCAND (2)	3,300	36	4000K	120V	WHITE	5 years	YES	240
OVFL LED 2RH 40K 120 PE DDB M4	191848261101	150W PAR INCAND (1)	1,700	20	4000K	120V	DARK BRONZE	1 year	YES	288

More configurations are available. Click here or visit www.acuitybrands.com and search for OLF or OVFL LED.

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Specifications

INTENDED USE:

OLF 3RH
This product is for residential applications. 36W LED wall or ceiling mount security floodlight delivers 3,100 lumens for an energyscient replacement of (2) 150W incandescent security lights. The OLF LED provides years of maintenance-free general illumination for outdoor applications. Ideal for entrances, walkways, coorridors, yards, driveways and patios.

CONSTRUCTION:
Cast-aluminum housing with dark bronze or white polyester powder paint for lasting durability. Photocell sensitivity is adjustable. LED lamp heads are thermally isolated from the driver that is located in the rear housing, promoting a long service life. Lenses are sealed to prolong service life. LEDs maintain 70% of light output at 50,000 hours of service life.

ELECTRICAL:
Consumes 36W utilizing 120V 60Hz driver. Available in models with and without dusk-todawn photocell. Rated for outdoor installations, 40°C minimum ambient.

INSTALLATION:
Mounts to a recessed junction box on wall or ceiling. Crossbar and hardware provided. Wet location listed for mounting 4 feet above ground. Tool-less adjustable heads allow for precise aiming. Neighbor-friendly visors are adjustable or removable.

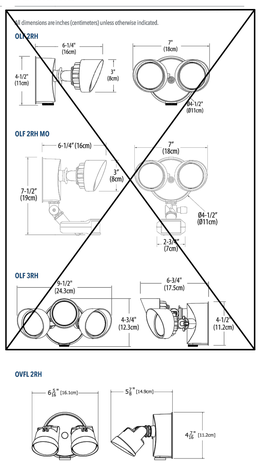
LISTINGS:
UL/cUL listed Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY:
OLF:
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

OVFL:
1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

All dimensions are inches (centimeters) unless otherwise indicated.



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CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Contractor Select™

OVWP LED

Wall Sconce

The OVWP LED wall sconce is an attractive and energy efficient solution. The day-form has a compact and elegant look. It's minimalistic design provides a depth less than 2 3/8 inches making it ADA compliant. The added benefits of LED energy savings and dusk-to-dawn controls makes it a great solution for residential single and multi-family applications.

FEATURES:

- Replaces: Up to 70W Metal Halide, saving 85% in energy costs
- Elegant and compact design provides a depth less than 2 3/8 inches, ADA compliant
- Photocell for dusk to dawn operation

Catalog Number	UPC	Description	Replaces Up To	Lumens	Wattage	CCT	Voltage	Finish	Pallet qty.
OVWP LED 40K 120 PE DDB M4	889804851090	WALL PACKS	70W METAL HALIDE	1,242	14W	4000K	120V	BRONZE	648

More configurations are available. Click here or visit www.acuitybrands.com and search for OVWP LED or OFM LED.

CS CONTRACTOR SELECT™ — LITHONIA LIGHTING

Specifications

INTENDED USE:
The OVWP provides years of maintenance-free general inllumination for commercial or residential outdoor applications such as driveways, patios, loading areas and warehouses.

CONSTRUCTION:
Rugged cast-aluminum, corrosion-resistant rear mounting plate. Impact resistant polycarbonate front cover/diffuser resists fading and cracking. Driver operates at 120V. Operating temperature -40°C to 40°C. Lenses are engineered for uniform light distribution, uniformity and fixture spacing. See Lighting Facts Labels for specific fixture performance.

ELECTRICAL:
Light engine consists of long-life, high-efficacy LEDs mounted on an internal aluminum heat sink to maximize heat dissipation and promote long life (L95/100,000 hours at 40°C). Driver and integral photocell operate at 120V and are fully enclosed in the upper housing. There are no user serviceable parts. LEDs maintain 70% of light output at 35,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology).

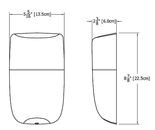
INSTALLATION
Designed for wall mount applications more than 4' above the ground. Mounts to a recessed junction box (by others).

LISTINGS:
ETL Listed to US and Canadian safety standards for wet locations.

WARRANTY:
1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

Width: 2-3/8"(6cm)
Height: 8-7/8"(22.5cm)
Depth: 5-5/16"(13.5cm)
Weight: 1.5lbs(0.68kg)



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Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310

STATE OF NEW YORK · STEPHEN K. BURNS · 087239 · LICENSED PROFESSIONAL ENGINEER

PHOTOMETRIC/
GRADING PLAN
MIXED USED SITE PLAN
FOR
3-17 TASSONE COURT

TOWN OF WAPPINGER
SCALE AS NOTED

DUTCHESS COUNTY
DECEMBER 7, 2022