Zone Classification	HB
Use	Residential & Commercial
Tax Map Parcel No	135689-6157-02-580777
Topographic Datum	USGS
Total Acreage:	1.778 Ac.
Water Supply:	Central Water
Sewage Disposal:	Central Sewer
FEMA:	FEMA MAPPING PANEL #36027C0458E EFFECTIVE 5/2/12

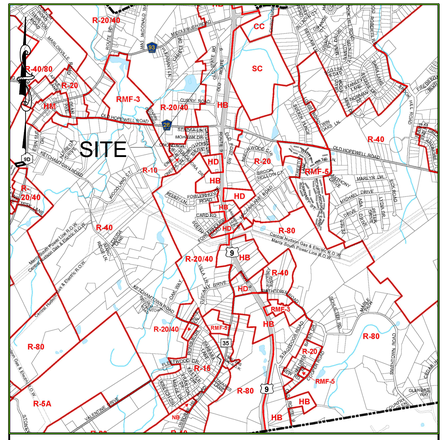
Town of Wappinger (HB Zoning District)

Bulk Regulations:	Required	EXISTING	PROPOSED
Minimum Lot Area (ac)	2.0	1.778	1.778
Minimum lot width (feet)	150	150	150
Minimum lot depth (feet)	200	200	200
Minimum lot frontage (feet)	150'	1585	1585
Minimum Front Yard (feet) from:			
County/state highway	75	n/a	n/a
Center Line of other street	75	21.05'	42'
Front lot line of other street	50	11.68'	11.68'
240-21C. ON A CORNER LOT, THERE SHALL BE PROVIDED A SIDE YARD ON A SIDE STREET EQUAL IN DEPTH OF THE REQUIRED FRONT YARD.	50	15.0*	15.0*
Minimum side yard (feet)	10	288	288
Accessory building <15 feet high	10	N/A	N/A
Minimum rear yard (feet)	30	11.68	11.68
Accessory building <15 feet high	30	N/A	N/A
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35
Maximum impervious area	75%	7.8%	11.1%
Maximum building coverage	25%	4.2%	5.0%
Minimum landscaping area	25%	7.8%	15%
Maximum floor area ratio	0.4	0.1	0.25

240-96: OFF STREET PARKING REQUIREMENTS:	REQUIRED	PROVIDED
B.(1) PARKING SPACE DIMENSIONS:	10' X 20'	10' X 20'
240-97 NUMBER OF REQUIRED SPACES:		
RETAIL OR SERVICE BUSINESS 1 FOR EACH 150 S.F. (1,250 s.f. / 150 s.f. = 8.33spaces)	9 SPACES	9 SPACES
RESIDENTIAL BUILDING 2 FOR DWELLING UNIT (2 spaces)	2 SPACES	2 SPACES
WHOLESALE, STORAGE, UTILITY OTHER COMMERCIAL 1 PER EMPLOYEE/NOT LESS THAN 1 PER 1000 S.F.	5.7 SPACE	6 SPACE
HANDICAPPED PARKING SPACES (AS PER TABLE 1106.1 OF THE NEW YORK STATE BUILDING CODE)	1 SPACE	1 SPACE
TOTAL PARKING	18 SPACES	18 SPACES

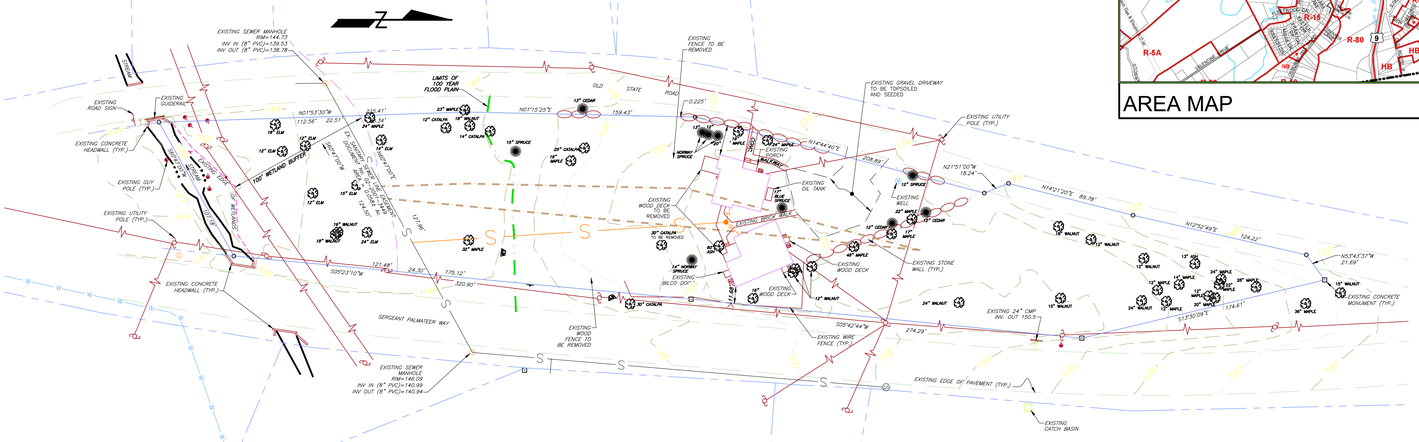
SITE PLAN MODIFICATIONS AND CLARIFICATIONS:

1. MAPPING AS TAKEN FROM POVAL ENGINEERING PC.
2. THE SITE CONTAINS TWO EXISTING STRUCTURES, ONE RETAIL AND ONE RESIDENTIAL DWELLING.
3. THE APPLICANT WOULD LIKE TO CONSTRUCT A 115'L X 50' W PRE-FAB METAL BUILDING TOTALING 5,750 S.F. FOR WAREHOUSING WITH OVERHEAD DOORS. PARKING HAS BEEN PROVIDED IN-FRONT OF THE PROPOSED BUILDING. THE EXISTING RETAIL AND RESIDENTIAL BUILDINGS WILL REMAIN WITH NEW PARKING AREA CONSTRUCTED TO SUPPORT OPERATION.
4. THE CONSTRUCTION OF THE PRE-FAB METAL BUILDING WILL REQUIRE A BUILDING SETBACK VARIANCE.
5. LANDSCAPING WILL BE PROVIDED ALONG THE FRONT AND REAR OF THE PROPOSED BUILDING.

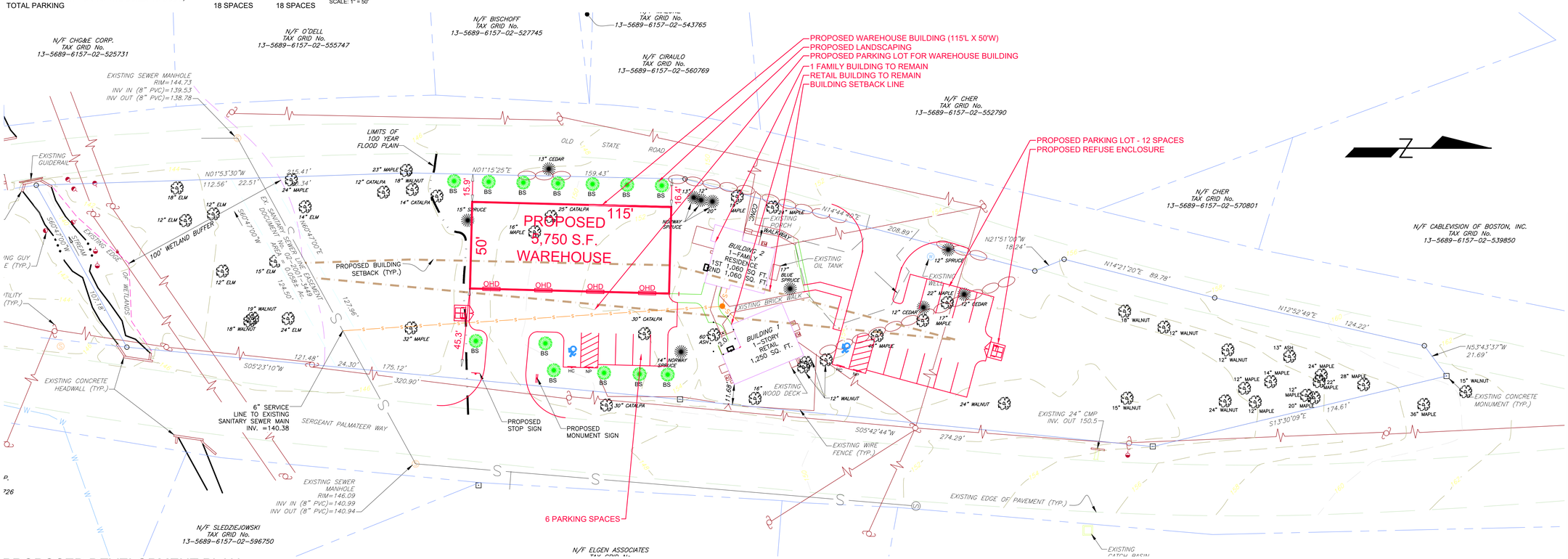


AREA MAP SCALE: 1" = 500'

LOCATION MAP SCALE: 1" = 800'



EXISTING CONDITIONS PLAN
SCALE: 1" = 50'



PROPOSED DEVELOPMENT PLAN
SCALE: 1" = 30'

GENERAL LEGEND

- EXISTING HOUSE (F.F. 635.5) — EXISTING HOUSE
- EXISTING/APPROVED OWTS AREA
- ST — SEPTIC TANK
- DISTRIBUTION BOX PRIMARY OWTS AREA
- REPLACEMENT OWTS AREA
- CLEAN OUT
- FD — FOOTING DRAIN
- RL — ROOF LEADER
- 325 — REGRADED CONTOUR
- LIMIT OF DISTURBANCE
- PT# — PERCOLATION TEST LOCATION
- TP# — DEEP SOIL TEST LOCATION
- PROPOSED SILT FENCE

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.

Brian J. Stokosa, PE

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

Revisions

Project No. 2023:035 License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck
Wappingers Falls, New York 12590
(845)-223-3202

PROJECT
561-563 OLD STATE RD E
Town of Wappinger Dutchess County, New York

DRAWING
CONCEPTUAL SITE PLAN
(FORMALLY ELGEN ASSOCIATES SITE PLAN)

SCALE	DRAWN BY	DRAWING No.
AS NOTED	BJS	1
DATE 7-21-23	CHECKED BY BJS	Page 1 of 1