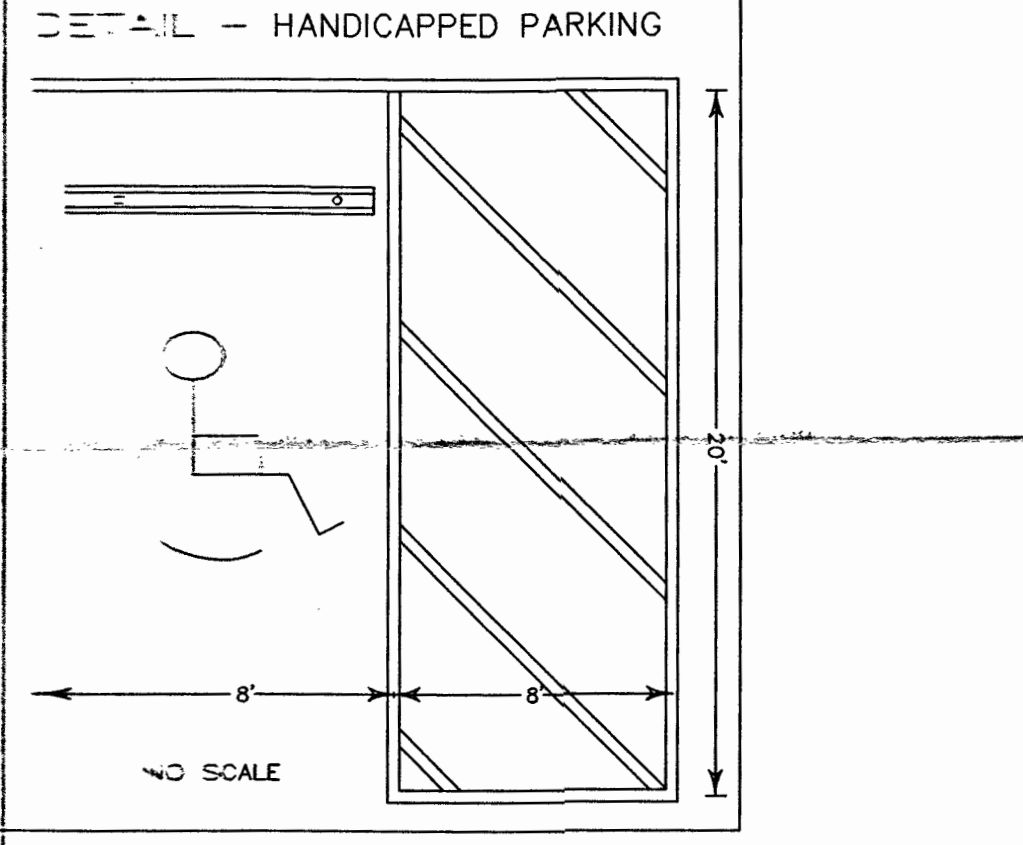
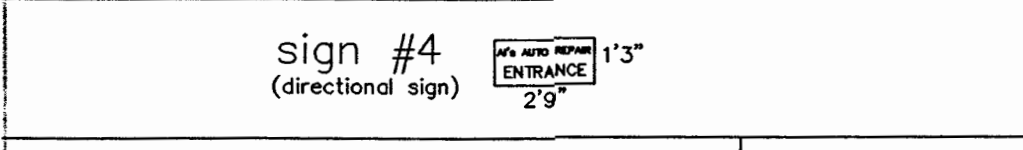
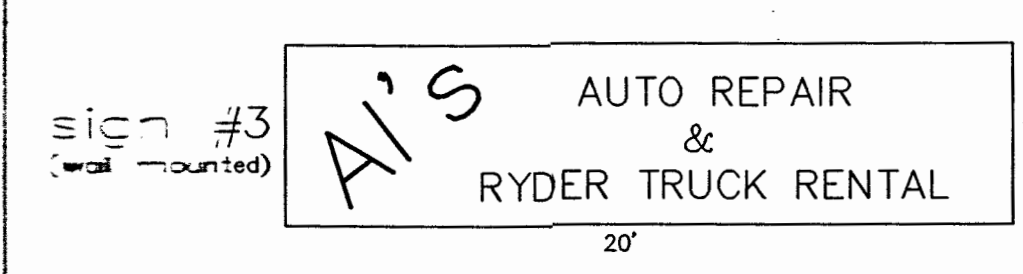
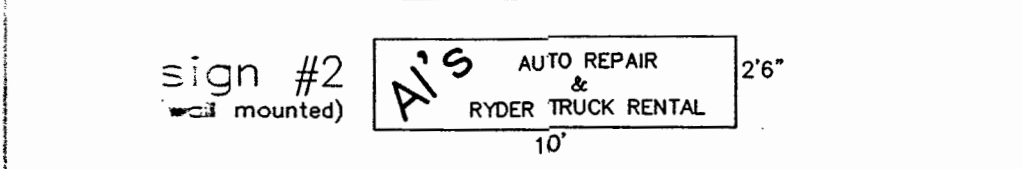
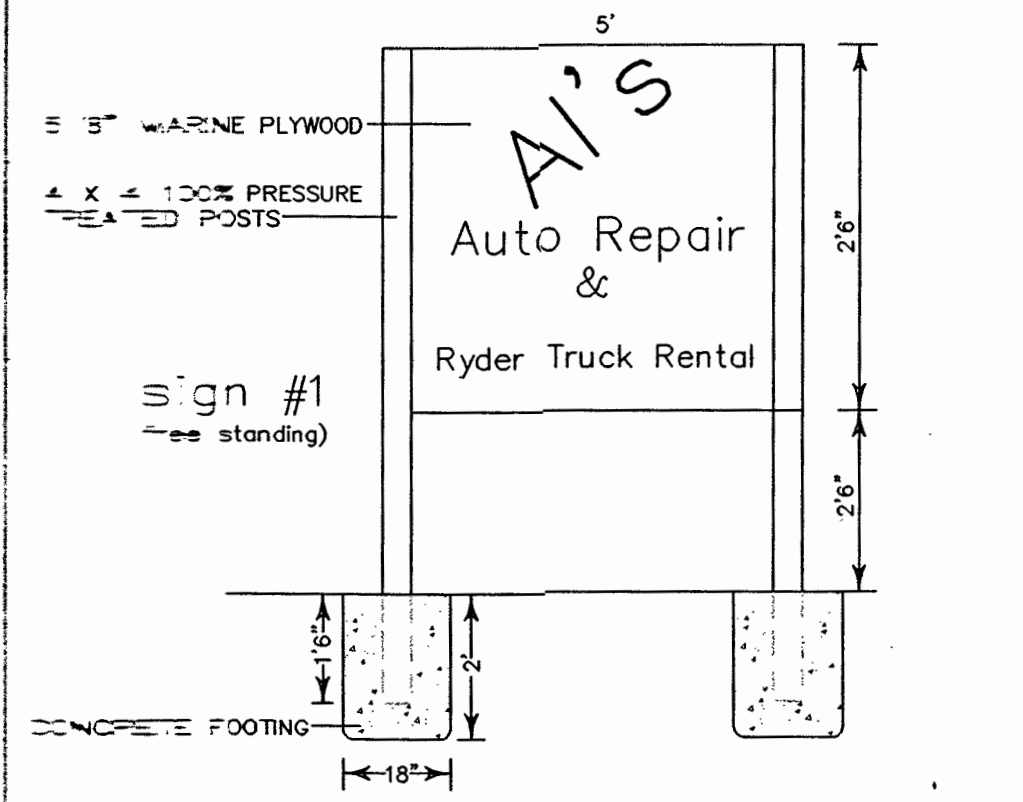
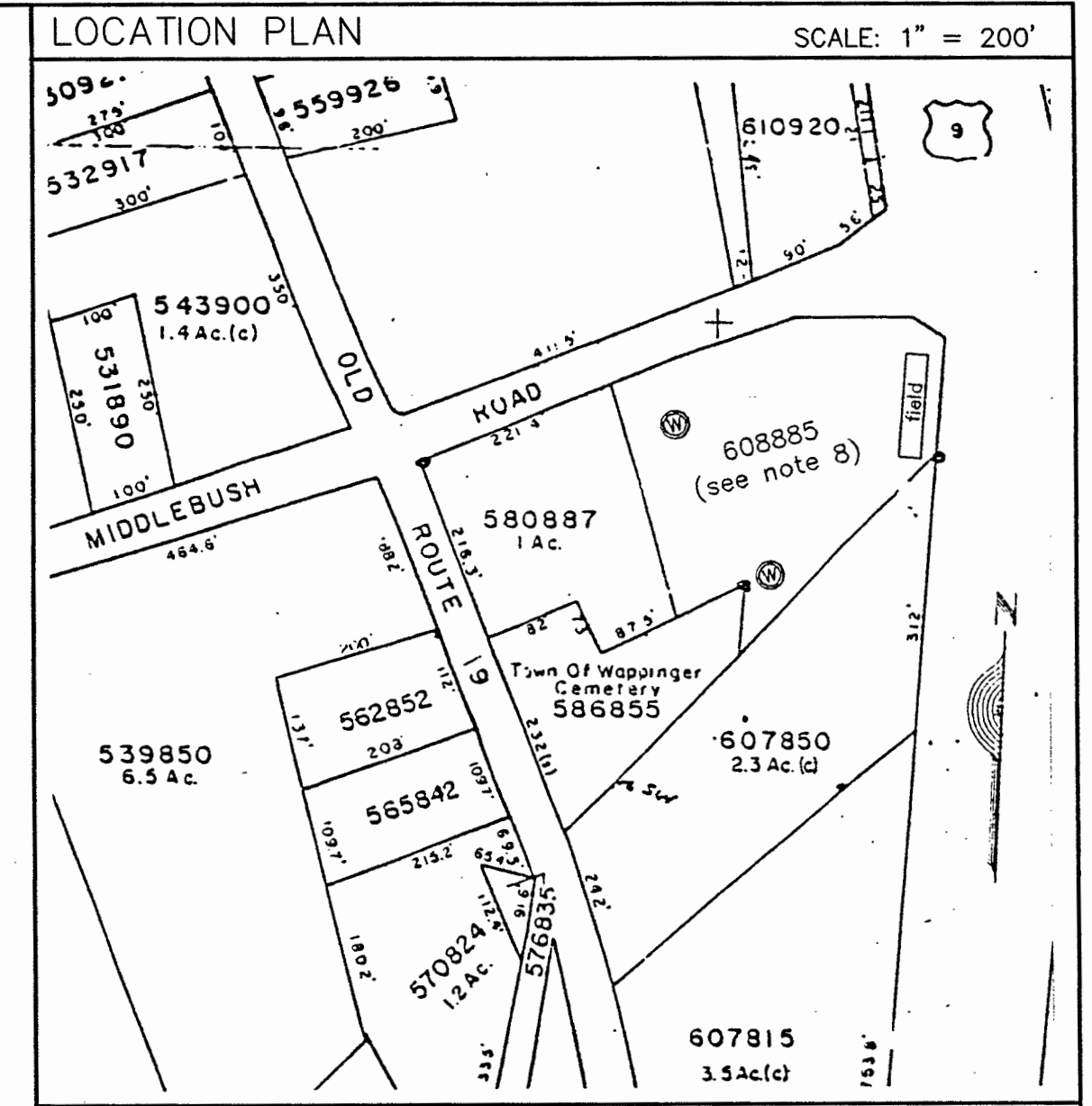
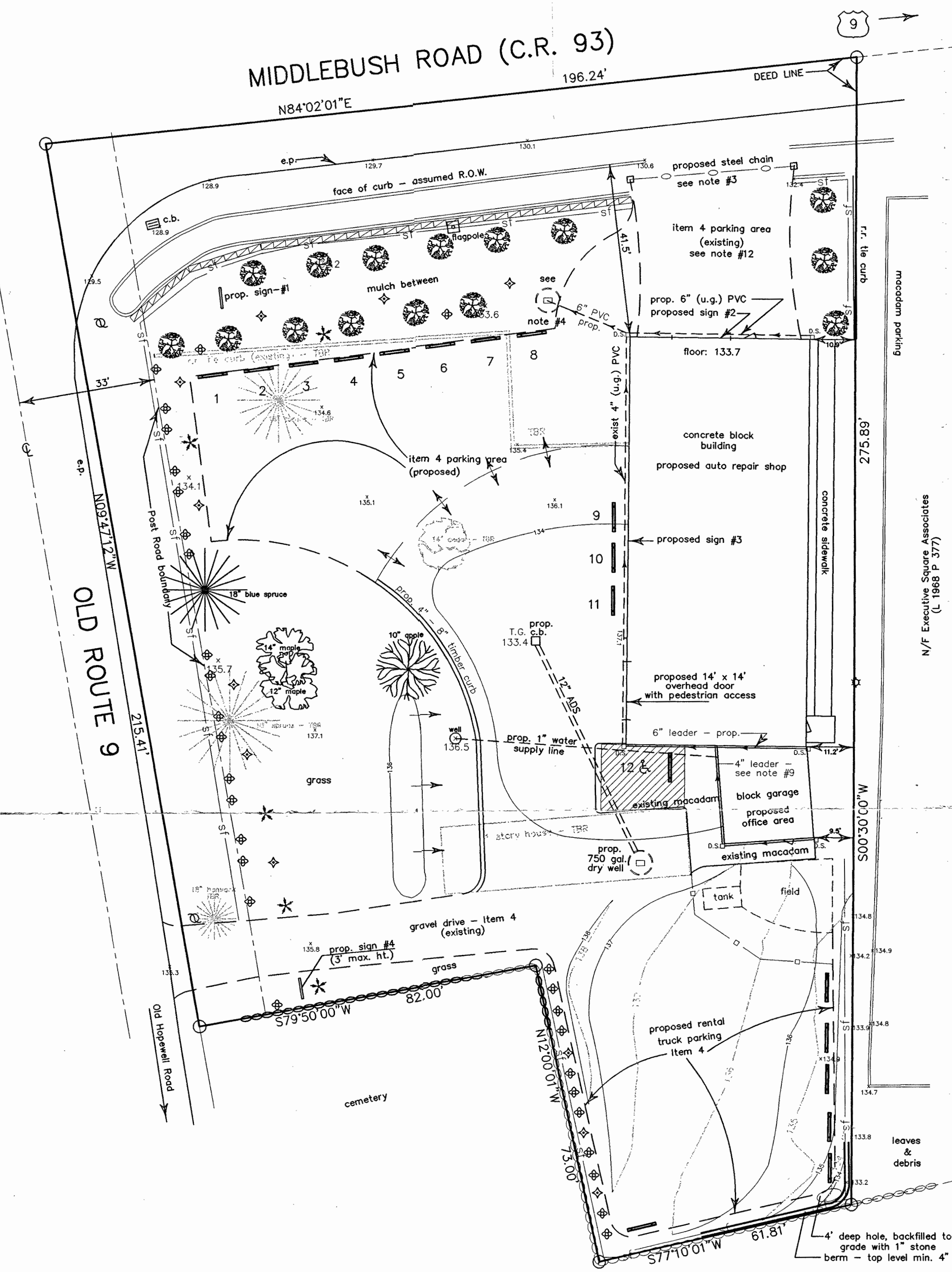


DETAILS OF SIGNS NO SCALE



- NOTES:
- This parcel is called in Liber 1934 of deeds, Page 444. Record owner is Middlebush Road Corp. Purchaser under contract is applicant Alphonse Gargano. Tax identification #19-6157-02-580887.
 - Parking of rental trucks will be by the owner and not by the customers.
 - A steel chain is to be installed across the existing driveway opening onto Middlebush Road and a sign indicating access to the parcel is via Old Route 9. This entrance is to be used only in extraordinary circumstances, such as the occasional need to service an extra-large vehicle, or other emergency purposes.
 - Building downspouts are to be connected to the drywell, as shown on erosion control plan for Furlani, dated 10/11/83 and last revised 4/12/84.
 - Zone: HB
 - Area: 0.96 Acre (42,063 s.f.)
 - Septic field and 1000 gal. concrete septic tank, as shown hereon, are as identified by Michael Furlani.
 - Wells and septic system are from site plan on file in the Wappinger Town Planning office.
 - 4\"/>



BUILDING SIZE & USE CHART

SHOWN AS:	CURRENT USE:	PROP. USE:	SIZE (s.f.)
Conc. block bldg.	machine shop	auto repair	4214
Block garage	office	office	462
1 sty. house	occupied	to be removed	708

ZONING CHART

	REQUIRED:	EXISTING	PROPOSED
MIN. AREA (acres)	2	0.96*	
WIDTH	150	184	
DEPTH	200	250	
FRONTAGE	150	190	
FRONT YARD			
Co/State Hwy	75	41*	
Other road	50	110	
REAR YARD	30	90	
SIDE YARD	10	10	
Accessory bldg	10	9.5	
BLDG HT (max.)	2.5/35	1/23	
BLDG COV. (max. %)	25	13.4	11.1
F.A.R. (max.)	0.4	0.12	0.12
IMP. SURFACE (max.)	75	16.7	15.8
LANDSCAPED (min.)	25	66.6	43.7

* variances granted by the Zoning Board of Appeals on November 12, 1997

Approved by Resolution of the Planning Board of the Town of Wappinger, New York, on the 17 day of Dec, 1997, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this Plat, as approved, shall void this approval.

Signed this 9 day of Dec, 1997, by

 Chairman

SITE PLAN FOR
ALPHONSE GARGANO

PARCEL LOCATED AT MIDDLEBUSH ROAD & OLD ROUTE 9
 TOWN OF WAPPINGER
 DUTCHESS COUNTY, NEW YORK

SEPTEMBER 29, 1997
 SCALE: 1 INCH = 20 FEET
 BY:
 ERIC W. GARDELL, P.E., L.S. 45874
 102 BROTHERS ROAD
 WAPPINGERS FALLS, NY 12590
 (914) 297-2607

THE UNDERSIGNED, CONTRACT VENUEE OF THE PROPERTY SHOWN 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.

Alphonse Gargano
 ALPHONSE GARGANO
 3 SCHULE DRIVE, WAPPINGERS FALLS, NY 12590

CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY ME ON OCTOBER 28, 1997.

Eric W. Gardell
 ERIC W. GARDELL, P.E., L.S. 45874
 102 BROTHERS ROAD, WAPPINGERS FALLS, NY 12590

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE

17 DAY OF Dec, 1997, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 9 DAY OF Dec, 1997 BY

 CHAIRMAN

- LEGEND - existing features
- EXISTING STONE WALL
 - UTILITY POLE
 - SPOT ELEVATIONS
 - DOWN SPOUTS
- LEGEND - proposed features
- English Yew (Taxus baccata - 'Repandens') - 10' o.c.
 - Eastern White Pine (Pinus strobus) - 4' high
 - Red Cedar (Juniperus virginiana) - 4' high
 - Canadian Hemlock (Tsuga canadensis) - 4' high
 - existing features to be removed
 - steel chain with 4" x 4" pressure treated posts
 - concrete bumper block
 - hay bales
 - silt fence barrier
 - direction of surface water flow
 - finished contour
 - 3' high rail fence

- REVISED: October 14, 1997 (SOS field & tank)
 November 3, 1997 (P.B. comments)
 November 18, 1997 (P.B. comments)
 December 5, 1997 (final comments)