



BULK REGULATIONS

SMALL TOWN RESIDENTIAL (R-20)	Lot 1	Lot 2
Minimum Lot Area (Square Feet)	50,000	44,850
Minimum Lot Area (Acres)	1.12	1.02
Minimum Lot Coverage (%)	50	284
Minimum Front Yard (Feet)	30	172
Minimum Side Yard (Feet)	30	72
Minimum Rear Yard (Feet)	30	54
Minimum Height (Feet)	20	40
Maximum Height (Feet)	10	50
Maximum Floor Area Ratio	0.15	1.0



AREA MAP
SCALE: 1" = 100'

Zoning Ordinance: R-20
This Map Parcel No. 158888-005-01-255770 - Tax Map Parcel No. 158888-010-02-21795
Proprietor: Robert V. Oswald, LLC
Approved: Robert V. Oswald, LLC
Total Building Area: 1,024 sq. ft. - 1.12 ACRES
Total Building Footprint: 1,024 sq. ft. - 0.20 ACRES
Map Date: 04/03/2023
Map Scale: 1" = 100'
Map Author: Robert V. Oswald, LLC

Owner/Applicant
CATTLIN SHEEHAN & JESSE SHELLOCK
30 EASTER ROAD
WAPPINGER FALLS, NY 12590

Owner/Applicant
WALTER CHUDKOSKY
10 CIRCLE DRIVE
WAPPINGER FALLS, NY 12590

CERTIFIED TO BE ACCURATE AND CORRECT
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN WAPPINGER FALLS, NY.

OWNER'S CONSENT NOTE
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREBY STATES THAT HE IS FAMILIAR WITH THIS MAP, THE CONTENTS AND ITS CONDITIONS AS STATED HEREBY.

OWNER: CATTLIN SHEEHAN
DATE: _____

OWNER: JESSE SHELLOCK
DATE: _____

OWNER: WALTER CHUDKOSKY
DATE: _____

Town of Wappinger Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON _____ DAY OF _____, 2023.

FOR THE TOWN OF WAPPINGER PLANNING BOARD CHAIR
RECOMMENDED FOR APPROVAL

DATE: _____
PROJECT: _____

SUPERVISING PUBLIC HEALTH ENGINEER
Survey Certification
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN WAPPINGER FALLS, NY.

ROBERT V. OSWALD, LLC

MAP OF SURVEY
FOR THE
SHEEHAN, SHELLOCK & CHUDKOSKY
TOWN OF WAPPINGER
SCALE: 1" = 100'
APRIL 3, 2023

ROBERT V. OSWALD
LICENSED SURVEYOR
100 SOUTH MAIN STREET, WAPPINGER FALLS, NY 12590
PHONE: 518-486-1111
FAX: 518-486-1112
WWW.RVOSWALD.COM

MAP DATE: APRIL 3, 2023