

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

Bulk Regulations:	Required	EXISTING	PROPOSED
Minimum Lot Area (ac)	2.0	1.778*	1.778*
Minimum lot width (feet)	150	783	783
Minimum lot depth (feet)	200	127*	127*
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*	21.05*
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%	3.7%	8.7%
Maximum building coverage	25%	2.8%	2.8%
Minimum landscaping area	25%	7.8%*	7.8%*
Maximum floor area ratio	0.4	0.043	0.043

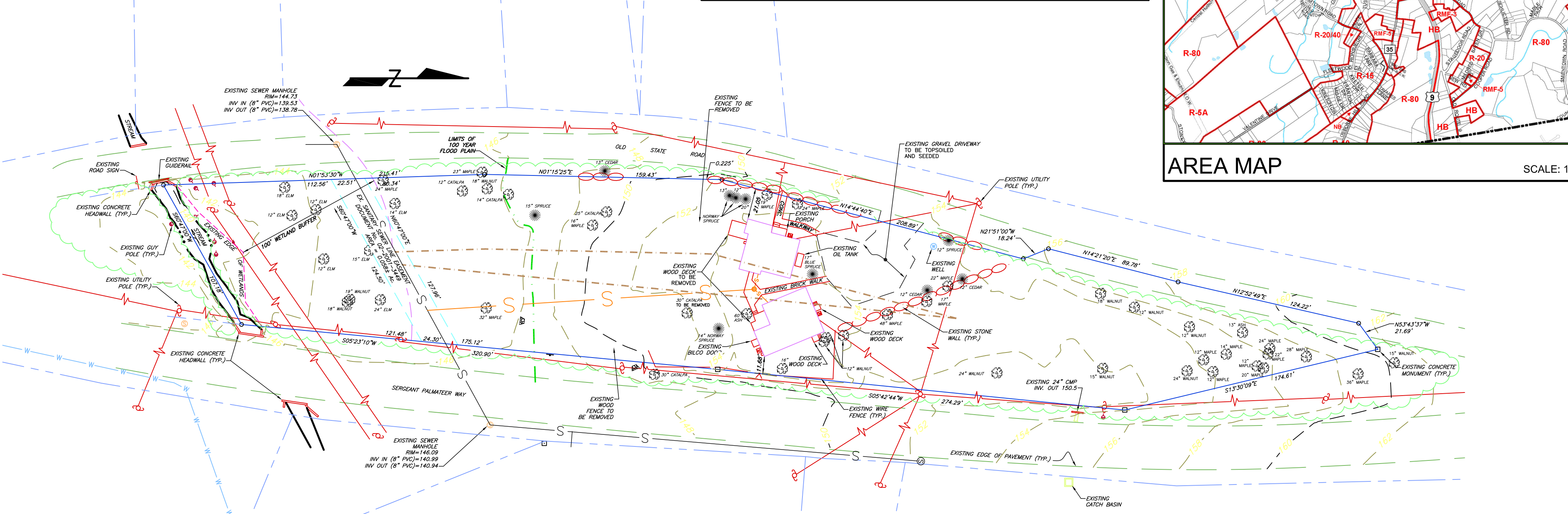
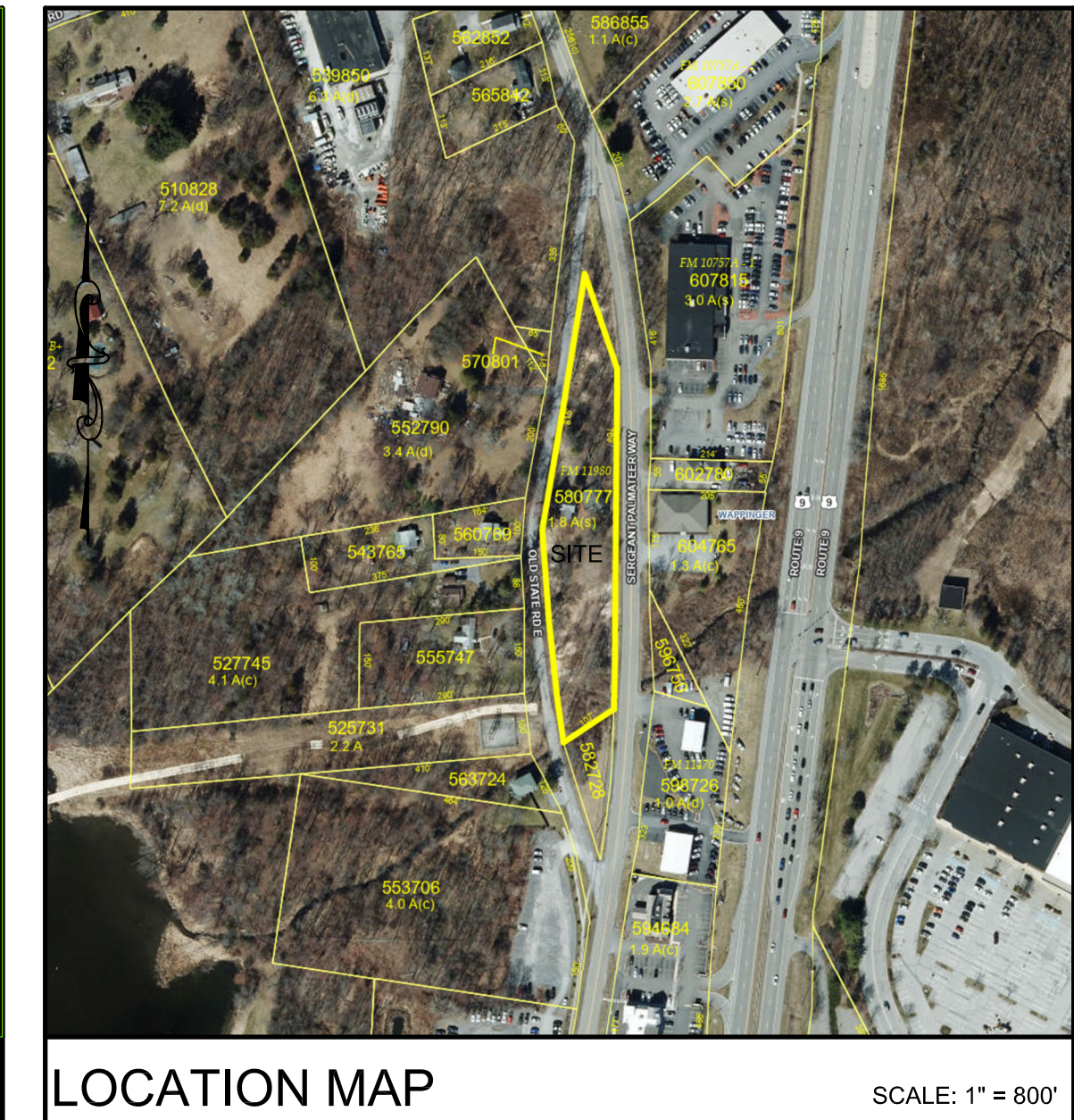
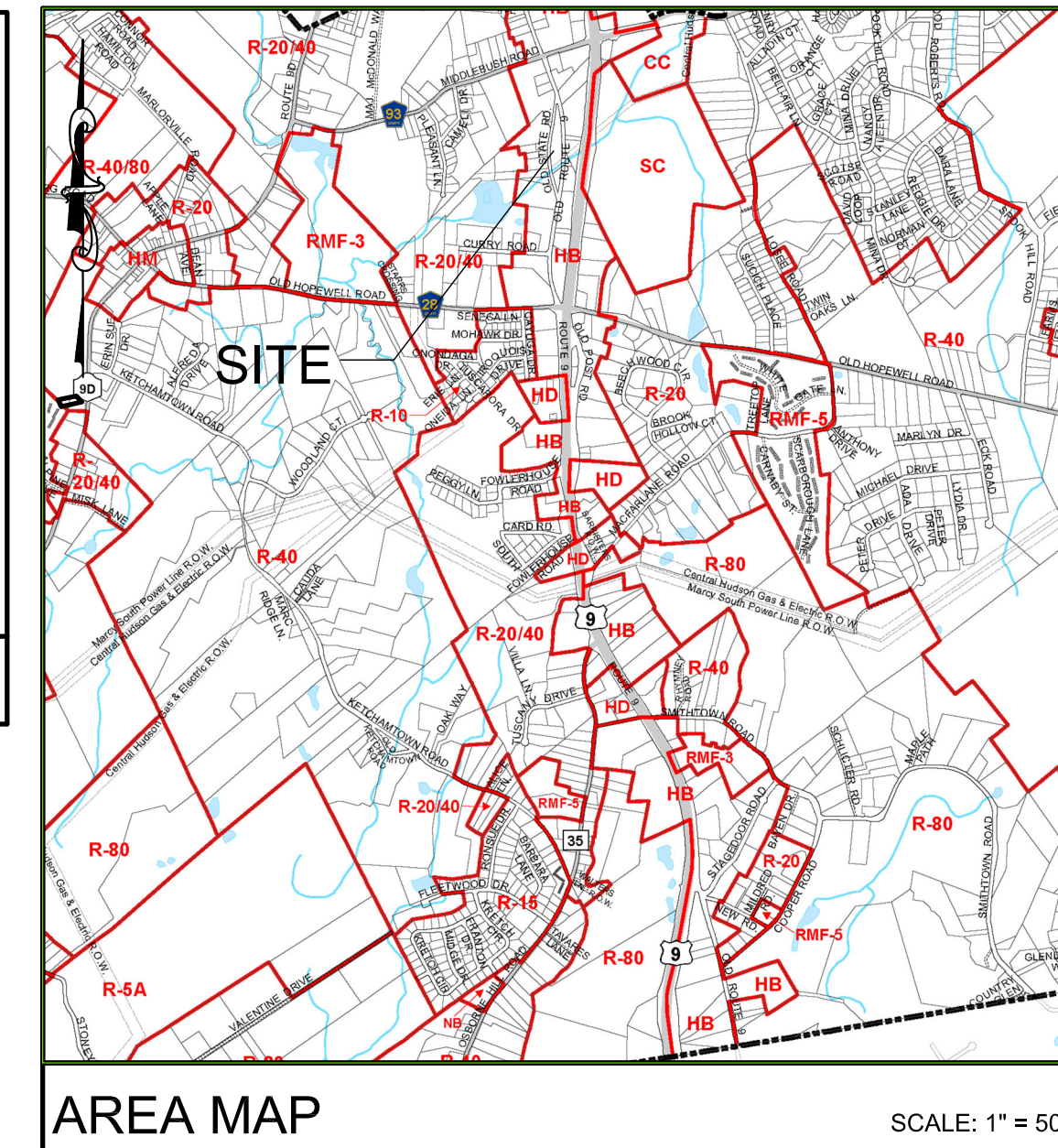
* Existing nonconforming
 240-96: OFF STREET PARKING REQUIREMENTS:
 B.(1) PARKING SPACE DIMENSIONS:
 10' X 20'
 PROVIDED 10' X 20'
 240-97 NUMBER OF REQUIRED SPACES:
 OFFICE FOR BUSINESS OR PROFESSIONAL USE
 1 FOR EACH 300 S.F. (450 s.f. / 300 s.f. = 1.5 spaces)
 2 SPACES
 4 SPACES
 RESIDENTIAL BUILDING
 2 PER DWELLING UNIT (2 spaces x 2 units)
 4 SPACES
 6 SPACES
 TOTAL PARKING
 6 SPACES
 10 SPACES
 HANDICAPPED PARKING SPACES (AS PER TABLE 1106.1 OF THE NEW YORK STATE BUILDING CODE) (INCLUDED IN TOTAL SPACES)
 1 SPACE
 1 SPACE

VARIANCE REQUEST:

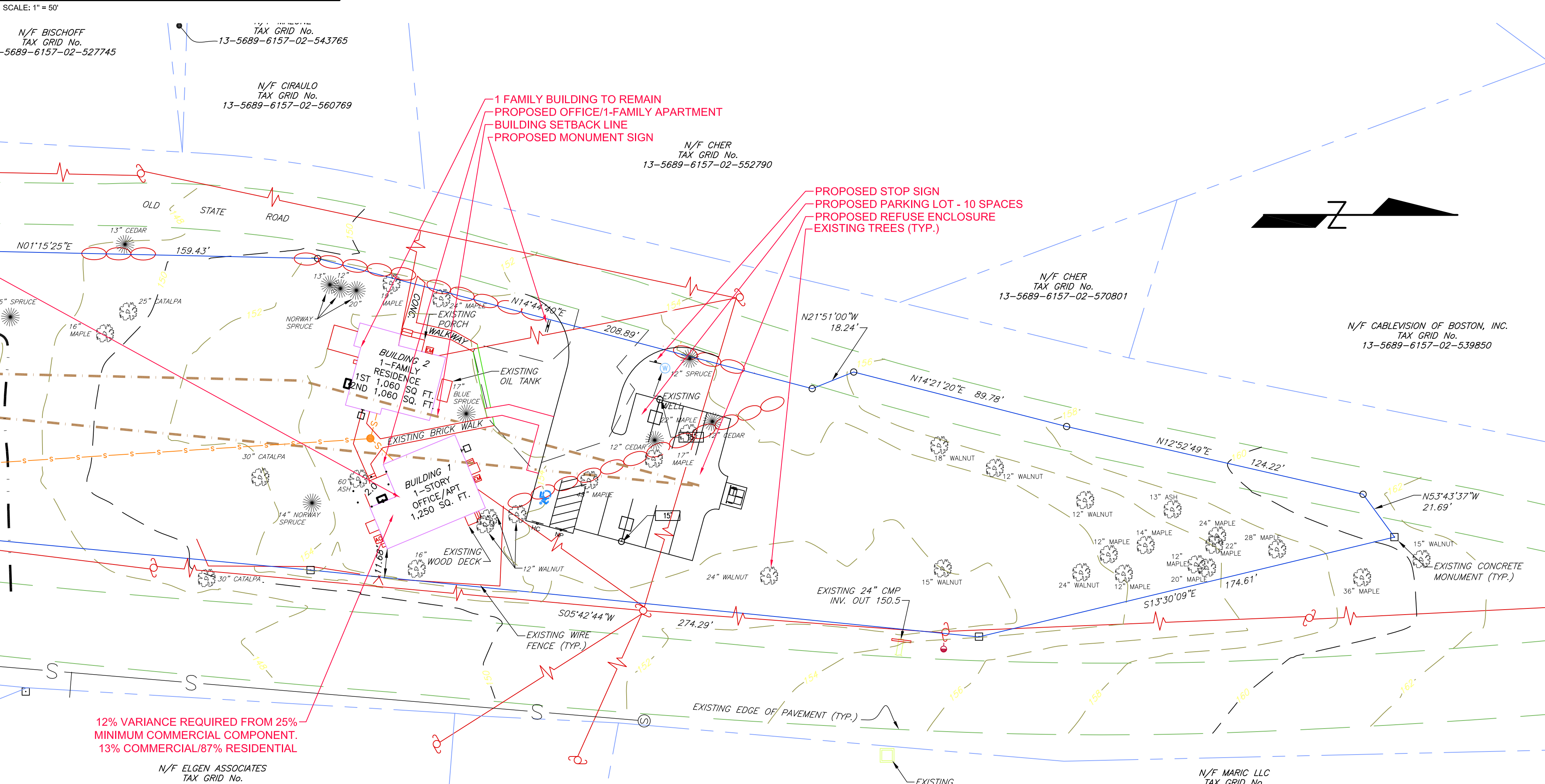
- VARIANCE REQUEST OF 12% FROM THE MINIMUM 25% REQUIREMENT PER 240-81.7 (B) OF THE TOWN CODE FOR COMMERCIAL USE FOR THE PROPOSED MIXED USE SITE. PROPOSED 13% COMMERCIAL AND 87% RESIDENTIAL.

Aure Realty Corp		C H G & E Corp		Cablevision of Boston Inc	
1401 Route 9 Wappingers Falls, NY 12590 For Property: 1356890091570022987260000	254 South Ave Poughkeepsie, NY 12601 For Property: 13568900915700229710000	85 City Place Dr St. Louis, MO 63141 For Property: 135689009157002336600000	Ka Kin Chen 560 Old State Rd Wappingers Falls, NY 12590 For Property: 135689009157002297200000	Elgen Associates Inc 680 Old State Rd Wappingers Falls, NY 12590 For Property: 135689009157002297160000	William J. Malone, III 566 Old State Rd Wappingers Falls, NY 12590 For Property: 135689009157002297480000
Billy Lipiro 14 Widmer Rd Wappingers Falls, NY 12590 For Property: 135689009157002297240000	Eugene Lole 680 Old State Rd Wappingers Falls, NY 12590 For Property: 13568900915700229770000	Michael Daniel O'Dell 684 Sergeant Palmetteer Way Wappingers Falls, NY 12590 For Property: 135689009157002297480000	Nesbit Avenue LLC 300 Research Park Way Mendon, CT 06840 For Property: 135689009157002297160000	Frank O'Dell 570 Old State Rd Wappingers Falls, NY 12590 For Property: 135689009157002297470000	Spooge Incorporated 8280 Christopher Way Brookville, FL 34613 For Property: 13568900915700229780000
Lazare Pouani 22 Bradley Dr Hopewell Junction, NY 12533 For Property: 135689009157002297280000	Jerzy Sledziowski 8280 Christopher Ln Brookville, FL 34613 For Property: 13568900915700229780000				

ADJOINING PROPERTY OWNERS



EXISTING CONDITIONS PLAN



PROPOSED DEVELOPMENT PLAN

GENERAL LEGEND

[Symbol]	EXISTING HOUSE	EXISTING HOUSE
[Symbol]	EXISTING APPROVED OWTS AREA	EXISTING APPROVED OWTS AREA
[Symbol]	SEPTIC TANK	SEPTIC TANK
[Symbol]	DISTRIBUTION BOX	DISTRIBUTION BOX
[Symbol]	REPLACEMENT OWTS AREA	REPLACEMENT OWTS AREA
[Symbol]	CLEAN OUT	CLEAN OUT
[Symbol]	FOOTING DRAIN	FOOTING DRAIN
[Symbol]	ROOF LEADER	ROOF LEADER
[Symbol]	REGRADED CONTOUR	REGRADED CONTOUR
[Symbol]	LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
[Symbol]	PERCOLATION TEST LOCATION	PERCOLATION TEST LOCATION
[Symbol]	DEEP SOIL TEST LOCATION	DEEP SOIL TEST LOCATION
[Symbol]	PROPOSED SILT FENCE	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	
[Professional Engineer Seal]	
Revisions:	
Project No:	2023:348
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
VARIANCE PLAN	
SCALE:	AS NOTED
DRAWN BY:	BJS
DATE:	3-19-24
DRAWING No.:	1
CHECKED BY:	BJS
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