

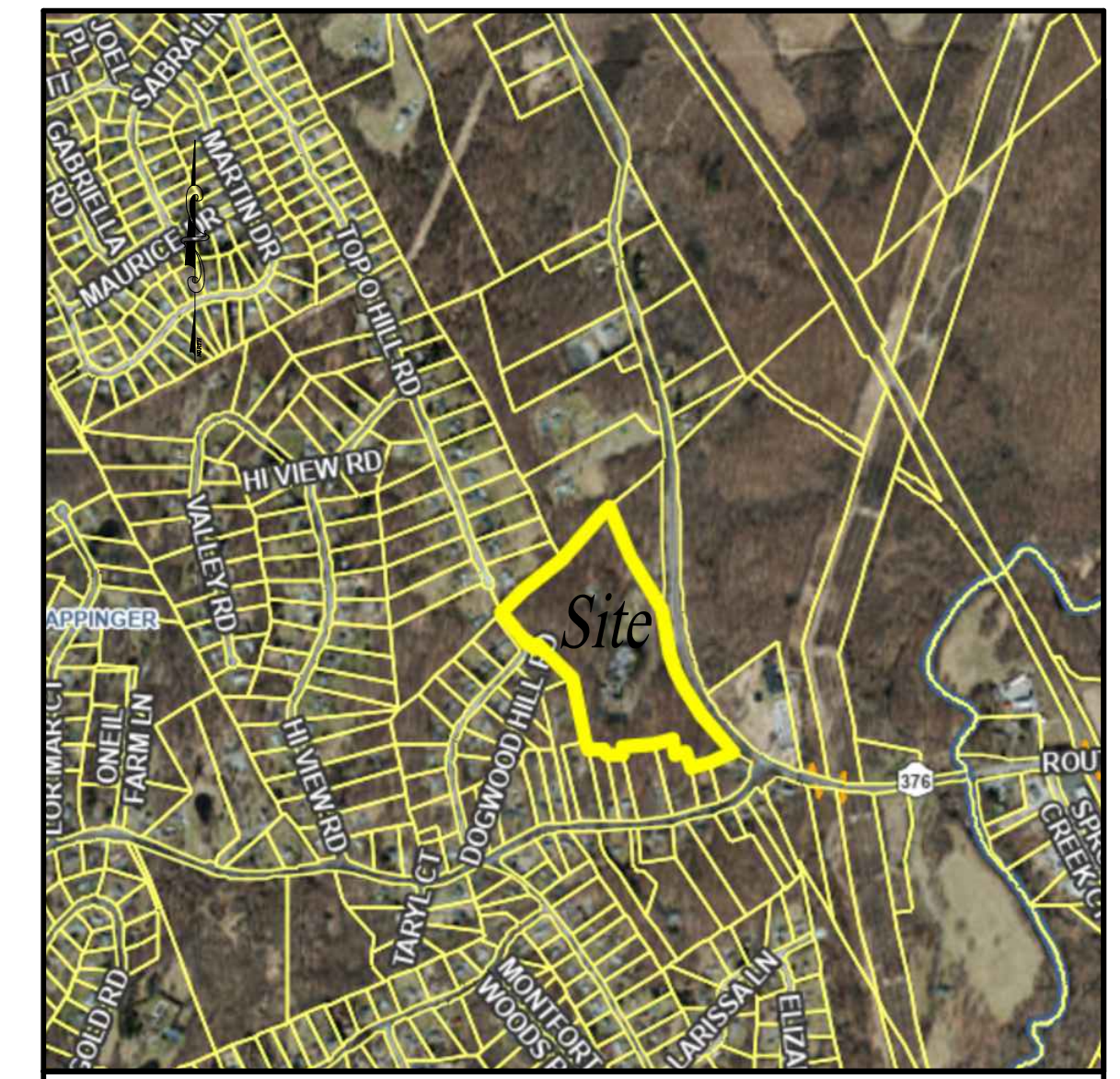


LOCATION MAP SCALE: 1" = 500'

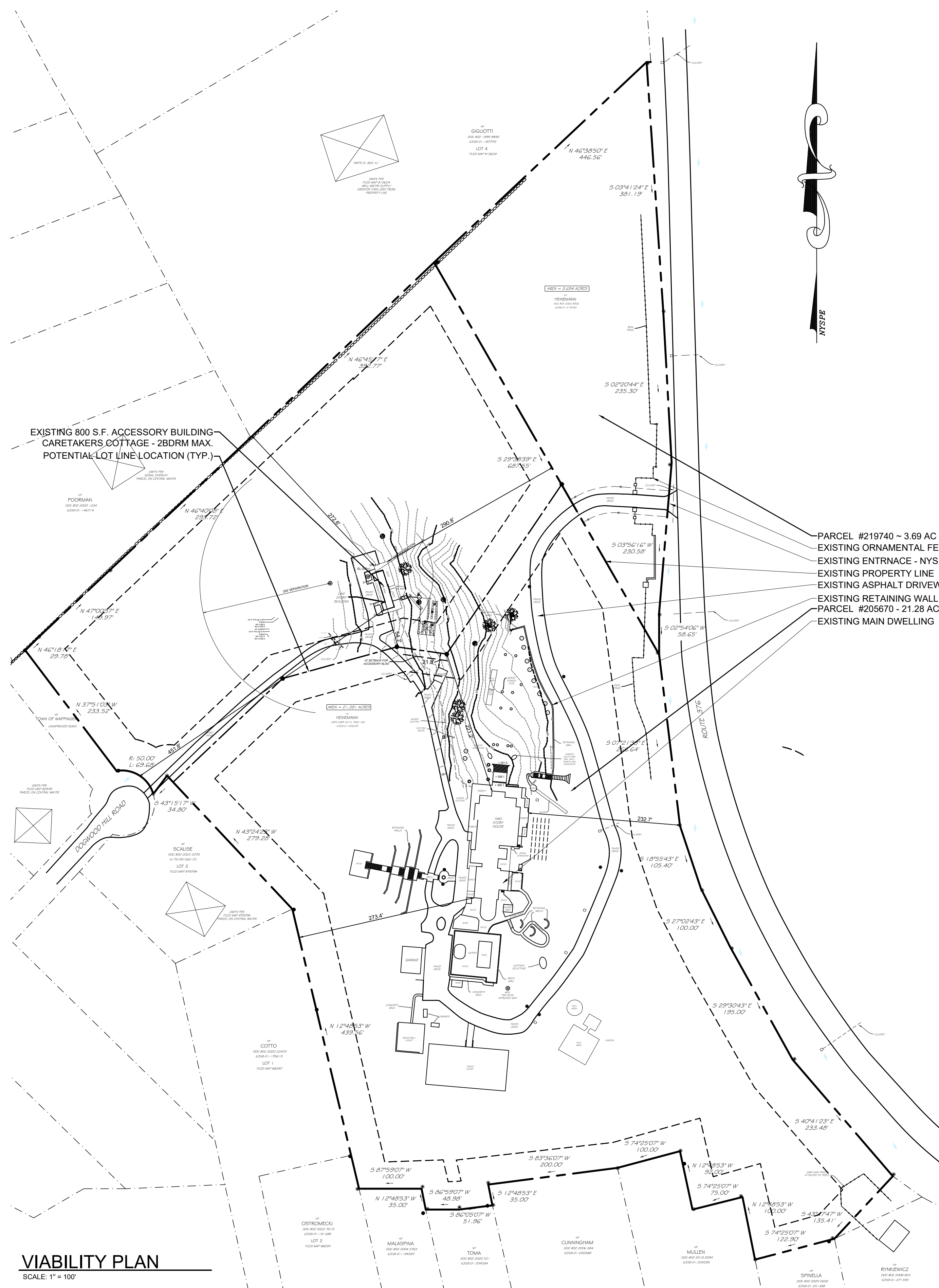
ZONE CLASSIFICATION: R-80
 ACTION: VIOLATION REMEDY UNDER AMENDED SITE PLAN & SPECIAL USE PERMIT FOR PARCEL #205670
 VIOLATION: EXISTING ACCESSORY APARTMENT
 PROPOSED USE: THE CONVERSION AND LEGALIZATION OF AN EXISTING ACCESSORY APARTMENT STRUCTURE INTO A CODE COMPLIANT CARETAKERS COTTAGE.
 TAX MAP PARCEL NO: 135689-6358-01-205670 - MAIN DWELLING AND DETACHED UNIT + SITE IMPROVEMENTS.
 135689-6358-01-219740 - NO HABITUAL STRUCTURES + SITE IMPROVEMENTS.

TOPOGRAPHIC DATUM: NEW YORK STATE PLANE EAST NAVD 88 & NAD 83
 PARCEL ADDRESS: 1109-1111 ROUTE 376, TOWN OF WAPPINGER, NEW YORK

TOTAL ACREAGE: 135689-6358-01-205670 - 21.28 AC.
 ADJOINING PARCEL: 135689-6358-01-219740 - 3.69 AC.
 WATER SUPPLY: EXISTING INDIVIDUAL WELL
 SEWAGE DISPOSAL: EXISTING INDIVIDUAL SUBSURFACE DISPOSAL
 FEMA: NO FLOODPLAINS ONSITE PER DC GIS
 STEEP SLOPES: PARCEL HAS MODERATE TO FLAT SLOPES PER SITE VISIT & DC GIS
 WETLANDS: NO WETLANDS ONSITE PER SITE VISIT & DC GIS



AREA MAP SCALE: 1" = 1,000'



VIABILITY PLAN SCALE: 1" = 100'

ZONE CLASSIFICATION:	R-80 Residential
TAX MAP PARCEL No.	135689-6358-01-205670
	135689-6358-01-219740
PARCEL #219740	3.69 AC
PARCEL #205670	21.28 AC

Town of Wappinger (R-80)				
Bulk Regulations:	Required	Minimum Existing	LOT A MINIMUM	LOT B MINIMUM
Minimum Lot Area (sf)	80,000 S.F.	21.28 Acres	6.89 Acres	14.39 Acres
Minimum Lot Width (feet)	200	1,040	1,040	1,040
Minimum lot depth (feet)	200	727	294'	806'
Minimum lot frontage (feet)	50	900.52	69.68'	830.84'
Minimum Front Yard (feet) from:				
County/State Highway	75	232	N/A	232'
Front Lot Line of Other Street	50	N/A	451'	N/A
Minimum Side Yard (feet)				
Accessory Building <15' High	40	281.7	54'	224'
Minimum Rear Yard (feet)				
Accessory Building <15' High	50	273.40	290'	273'
Max. Bldg Height (stories/feet)	2.5/35	2.5/35	1.0/<35	2.5/35
Maximum Building Coverage	10%	1.8%	0.2%	1.8%
Maximum Floor Area Ratio	0.1	0.02	<0.1	<0.1

OWNER & APPLICANT INFO	
OWNER MICHELLE M. HEINEMANN 1111 ROUTE 376 WAPPINGERS FALLS, NY 12590	
APPLICANT SARAH RYAN VAN DEWATER & VAN DEWATER, LLP 85 CIVIC CENTER PLAZA POUGHKEEPSIE, NY 12601	

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	
Revisions	APRIL 15, 2024
Project No.	2024-038
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT: AMENDED SITE PLAN AND SPECIAL USE PERMIT FOR HEINEMANN
Town of Wappinger Dutchess County, New York

Viability Plan

SCALE	DRAWN BY	DRAWING NO.
AS NOTED	BJS	1
DATE	CHECKED BY	
3-4-24	BJS	1 of 1