

LINE / DISTANCE CHART
TAX LOT 6056-02-880895

REF.	BEARING	DIST.
L1	S 62°59'10" E	85.28'
L2	S 16°00'00" E	399.00'
L3	S 14°02'20" E	335.05'
L4	S 60°10'00" W	503.98'
L5	S 38°10'00" E	150.00'
L6	S 60°10'00" W	108.45'
L7	S 27°05'00" W	13.20'
L8	S 31°45'00" W	125.40'
L9	S 68°50'00" W	60.70'
L10	S 60°05'00" W	71.30'
L11	S 31°20'00" W	92.40'
L12	S 01°55'00" E	40.30'
L13	S 22°10'00" E	167.50'
L14	S 31°25'00" E	98.00'
L15	N 53°50'00" E	215.20'
L16	N 38°25'00" E	165.40'
L17	N 38°05'00" E	184.80'
L18	N 54°40'00" E	164.00'
L19	S 47°40'00" E	97.00'
L20	S 08°05'00" W	69.30'
L21	S 47°35'00" W	64.00'
L22	S 06°25'00" E	89.30'
L23	S 30°55'00" W	24.40'
L24	N 88°05'00" E	48.50'
L25	S 38°25'00" E	68.60'
L26	S 38°50'00" W	111.00'
L27	S 20°55'00" W	95.00'
L28	S 53°35'00" W	85.00'
L29	N 78°10'00" W	128.50'
L30	S 69°05'00" W	73.50'
L31	S 40°05'00" W	148.50'
L32	S 65°50'00" W	130.00'
L33	S 38°35'00" W	120.80'
L34	S 79°21'23" W	783.38'
L35	S 28°40'00" W	436.36'
L36	N 07°02'20" E	86.87'
L37	N 28°40'00" E	2748.74'

LINE / DISTANCE CHART
TAX LOT 6056-02-880895

REF.	BEARING	DIST.
L38	N 25°02'20" E	494.83'
L39	S 68°08'00" E	372.07'
L40	S 28°40'00" W	485.88'
L41	N 87°50'00" W	341.68'

TAX LOT 6056-02-888723

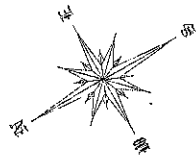
REF.	BEARING	DIST.
L42	N 25°15'60" E	103.99'
L43	S 85°29'31" E	377.96'
L44	S 28°40'00" W	100.30'

ACCESS R.O.W.

REF.	BEARING	DIST.
E1	S 68°08'00" E	100.35'
E2	S 68°08'00" E	100.35'

REFERENCE MAP:

MAP ENTITLED, "SITE PLAN FOR A W SCRAP PROCESSORS, INC.", PREPARED BY, BURNS ENGINEERING SERVICES, P.C., APPROVED BY THE TOWN OF WAPPINGER PLANNING BOARD ON MARCH 28, 2016.



GENERAL NOTES

- OWNER OF RECORD/APPLICANT:
HUDSON VALLEY SCRAP KINGS, LLC
1980 ROUTE 9D
WAPPINGER FALLS, NY 12580
- TAX MAP DESIGNATIONS:
SECTION 6056 BLOCK 02 LOT 721673
DEED REFERENCE: BOOK 1907, PAGE 0239
SECTION 6056 BLOCK 02 LOT 688723
DEED REFERENCE: BOOK 1907, PAGE 0238
SECTION 6056 BLOCK 02 LOT 880895
DEED REFERENCE: BOOK 22001, PAGE 8024
- PARCELS ZONED: 6056-02-721673: R-80
6056-02-888723: R-40/80
6056-02-880895: R-40/80
- TOTAL AREA: 31.30± ACRES
6056-02-721673: 26.42± ACRES
6056-02-888723: 0.88± ACRES
6056-02-880895: 4.00± ACRES
- EXISTING USE: SCRAP YARD

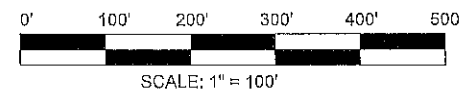
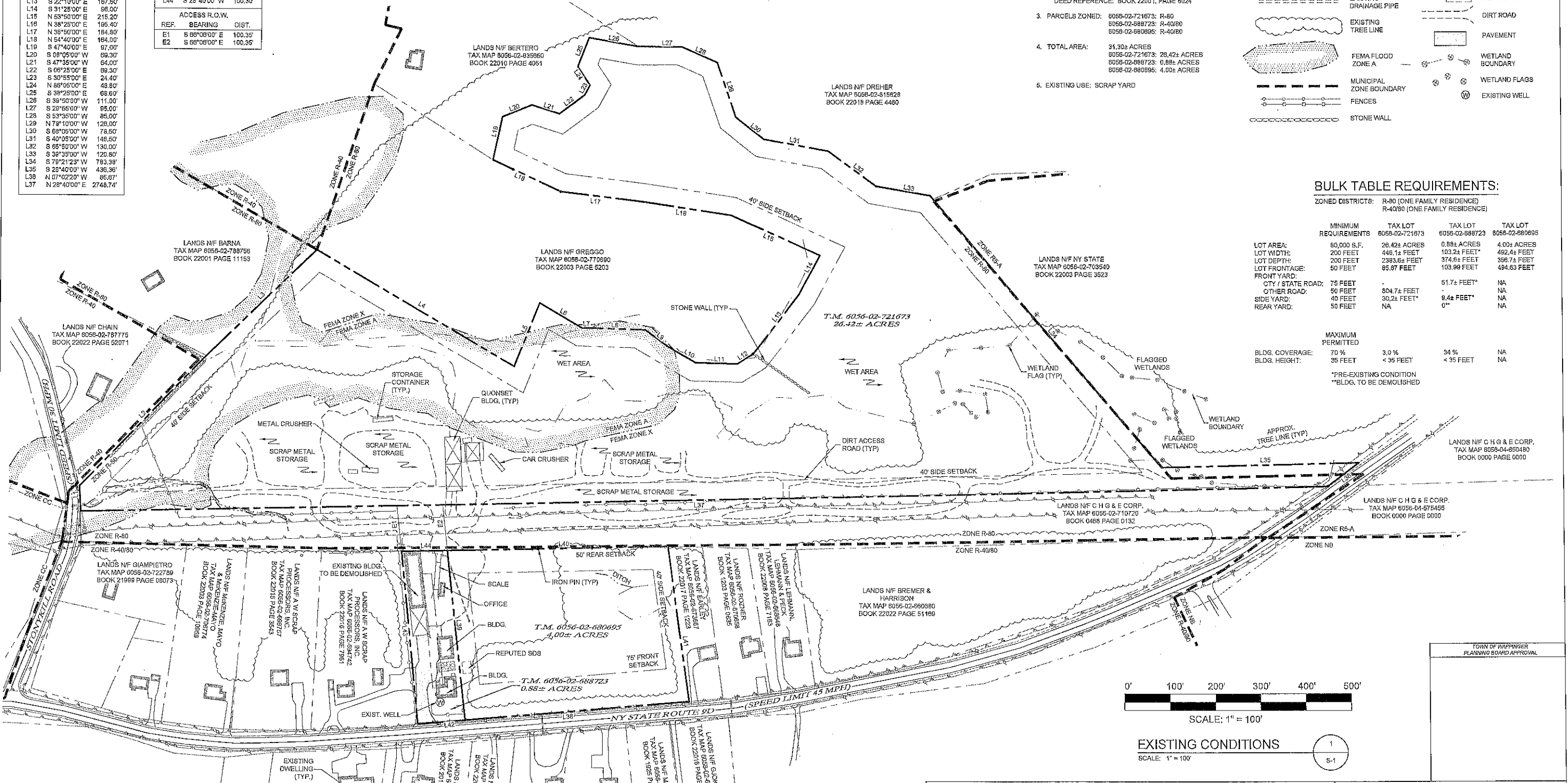
LEGEND

	PROPERTY LINE		N/F NOW OR FORMERLY
	SETBACK LINE		UTILITY POLE
	OVERHEAD UTILITIES		EXISTING BUILDING
	DRAINAGE DITCH		REPUTED SDS
	EXISTING DRAINAGE PIPE		DIRT ROAD
	EXISTING TREE LINE		PAVEMENT
	FEMA FLOOD ZONE A		WETLAND BOUNDARY
	MUNICIPAL ZONE BOUNDARY		WETLAND FLAGS
	FENCES		EXISTING WELL
	STONE WALL		

BULK TABLE REQUIREMENTS:

ZONED DISTRICTS:	R-80 (ONE FAMILY RESIDENCE)	R-40/80 (ONE FAMILY RESIDENCE)		
MINIMUM REQUIREMENTS	TAX LOT 6056-02-721673	TAX LOT 6056-02-888723	TAX LOT 6056-02-880895	
LOT AREA:	80,000 S.F.	26,42± ACRES	0.88± ACRES	4.00± ACRES
LOT WIDTH:	200 FEET	446.1± FEET	103.2± FEET	492.4± FEET
LOT DEPTH:	200 FEET	2383.6± FEET	374.6± FEET	356.7± FEET
LOT FRONTAGE:	50 FEET	85.97 FEET	103.99 FEET	494.63 FEET
FRONT YARD:	75 FEET	51.7± FEET*	NA	NA
CITY / STATE ROAD:	50 FEET	804.7± FEET	NA	NA
OTHER ROAD:	40 FEET	30.2± FEET*	9.4± FEET*	NA
SIDE YARD:	50 FEET	NA	0"	NA
REAR YARD:	50 FEET	NA	0"	NA
BLDG. COVERAGE:	70 %	3.0 %	34 %	NA
BLDG. HEIGHT:	35 FEET	< 35 FEET	< 35 FEET	NA

*PRE-EXISTING CONDITION
**BLDG. TO BE DEMOLISHED



EXISTING CONDITIONS
SCALE: 1" = 100"

BY	REV	DESCRIPTION	DATE	APPROVED
DO	0	FOR REVIEW	07/12/2024	

John D. Fuller
JOHN D. FULLER
REG. NO. 077703

JOHN D. FULLER, P.E., P.C. 4 SOUTH STREET
PORT JERVIS, NY 12771
(949) 808-1536

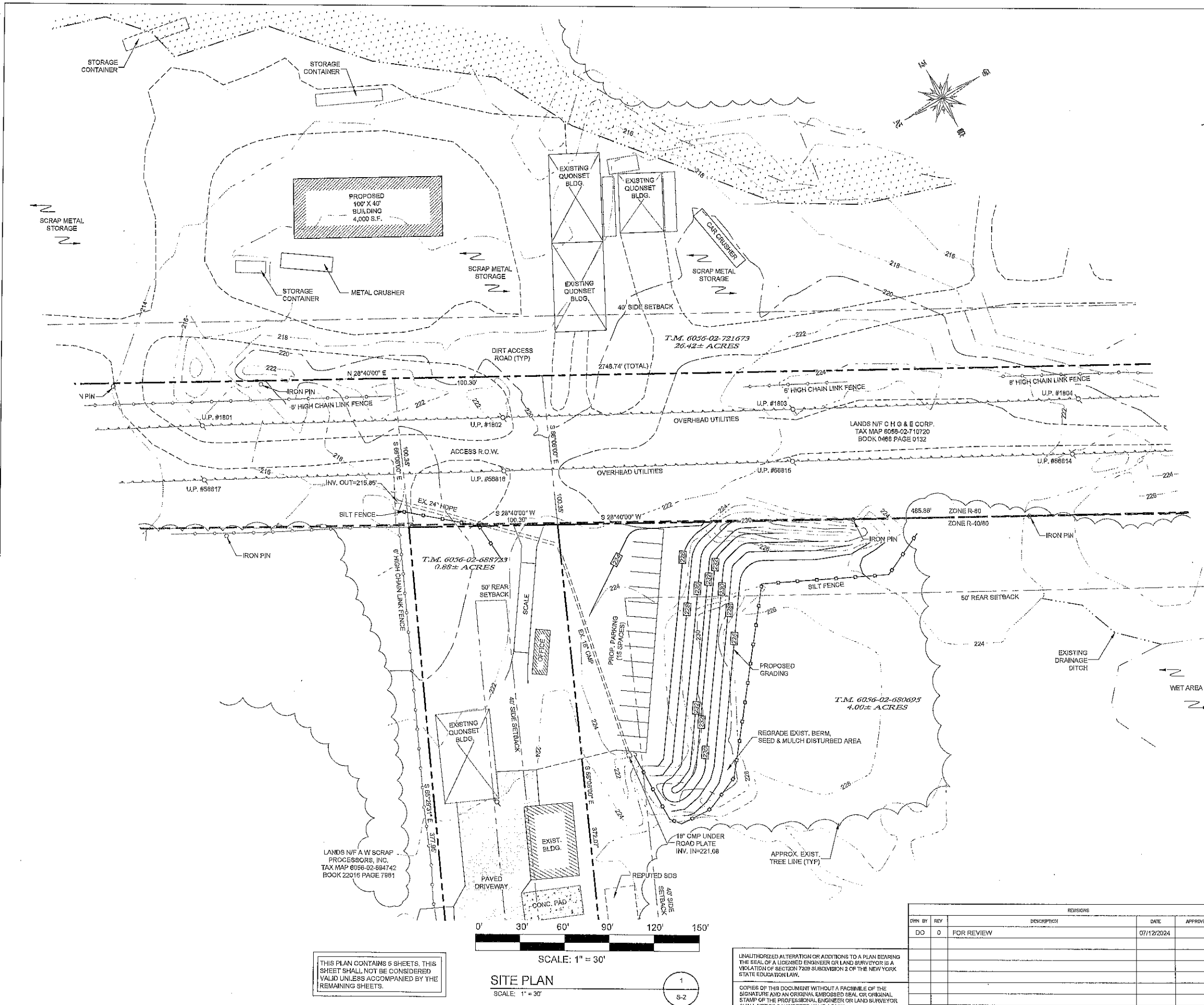
SITE PLAN FOR HUDSON VALLEY SCRAP KINGS, LLC
NY STATE ROUTE 9D & STONYKILL ROAD
SECTION 6056 BLOCK 02 LOTS 721673, 680895 & 888723
TOWN OF WAPPINGER, NY

DWG TITLE: **EXISTING CONDITIONS** DWG NO.: **S-1**

SCALE: AS NOTED JOB NO.: 2953.002

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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LEGEND

—	PROPERTY LINE	NF	NOW OR FORMERLY
- - -	SETBACK LINE	U	UTILITY POLE
— — —	OVERHEAD UTILITIES	[Hatched Box]	EXISTING BUILDING
- - -	DRAINAGE DITCH	[Dotted Box]	PROPOSED BUILDING
- - -	EXISTING DRAINAGE PIPE	[White Box]	REPUTED SDS
—	EXISTING TREE LINE	- - -	DIRT ROAD
- - -	MUNICIPAL ZONING BOUNDARY	[White Box]	EXISTING PAVEMENT
— —	CONTOUR LINES	⊕	EXISTING WELL
— — —	FENCES		

GENERAL NOTES

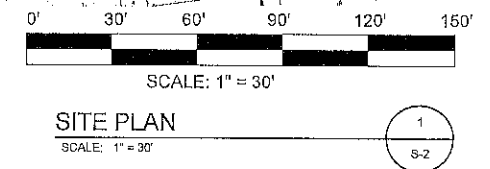
- OWNER OF RECORD/APPLICANT:
HUDSON VALLEY SCRAP KINGS, LLC
1890 ROUTE 9D
WAPPINGER FALLS, NY 12590
- TAX MAP DESIGNATIONS:
SECTION 6058 BLOCK 02 LOT 721973
DEED REFERENCE: BOOK 1997, PAGE 0239
SECTION 6058 BLOCK 02 LOT 688723
DEED REFERENCE: BOOK 1997, PAGE 0238
SECTION 6058 BLOCK 02 LOT 850995
DEED REFERENCE: BOOK 22001, PAGE 8024
- PARCELS ZONED: 6058-02-721973: R-80
6058-02-888723: R-40/80
6058-02-850995: R-40/80
- TOTAL AREA: 31.30± ACRES
6058-02-721973: 26.42± ACRES
6058-02-888723: 0.88± ACRES
6058-02-850995: 4.00± ACRES
- EXISTING USE: SCRAP YARD
- PROPOSED USE: SCRAP YARD

BULK TABLE REQUIREMENTS:

	MINIMUM REQUIREMENTS	PROPOSED TAX LOT 6058-02-721973	PROPOSED TAX LOT 6058-02-888723	PROPOSED TAX LOT 6058-02-850995
LOT AREA:	80,000 S.F.	26.42± ACRES	0.88± ACRES	4.00± ACRES
LOT WIDTH:	200 FEET	446.1± FEET	492.4± FEET	356.7± FEET
LOT DEPTH:	200 FEET	2383.6± FEET	374.6± FEET	356.7± FEET
LOT FRONTAGE:	50 FEET	85.87 FEET	103.99 FEET	494.63 FEET
FRONT YARD:				
CTY / STATE ROAD:	75 FEET	-	51.7± FEET*	NA
OTHER ROAD:	50 FEET	836.3± FEET	-	NA
SIDE YARD:	40 FEET	30.2± FEET	0.4± FEET*	NA
REAR YARD:	50 FEET	NA	70.9± FEET	NA
MAXIMUM PERMITTED				
BLDG. COVERAGE:	70 %	3.0 %	34 %	NA
BLDG. HEIGHT:	35 FEET	< 35 FEET	< 35 FEET	NA

*PRE-EXISTING CONDITION

THIS PLAN CONTAINS 5 SHEETS. THIS SHEET SHALL NOT BE CONSIDERED VALID UNLESS ACCOMPANIED BY THE REMAINING SHEETS.



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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REVISIONS				
DATE	APPROVED	DESCRIPTION	REV	BY
07/12/2024		FOR REVIEW	0	DD

JOHN D. FULLER
REG. NO. 977703

TOWN OF WAPPINGER
PLANNING BOARD APPROVAL

JOHN D. FULLER, P.E., P.C. 4 SOUTH STREET
PORT JERVIS, NY 12771
(845) 656-1538

SITE PLAN FOR
HUDSON VALLEY SCRAP KINGS, LLC
NY STATE ROUTE 9D & STONYKILL ROAD
SECTION 6058 BLOCK 02 LOTS 721973, 888723 & 850995
TOWN OF WAPPINGER, NY

DATE: 07/12/2024

CONCEPTUAL SITE PLAN DWG NO. S-2

SCALE: AS NOTED JOB NO.: 2953.002