

ALFRED A. CAPPELLI, JR.
ARCHITECT
23 DIDDELL ROAD
WAPPINGERS FALLS, NY 12590

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August 5, 2024

T/O Wappingers Falls
Zoning Board of Appeals
20 Middlebush Rd.
Wappingers Falls, NY

Attn: Chairman Galotti

Re: Area Variance, 8 McIntosh La., DeSantis Residence
TM #6257-02-614932
Area Variance: (1) Side Yard Setback, (2) Size of In-law Apartment

Dear Chairman Galotti & Zoning Board Members,

Attached please find a Zoning Board of Appeals application for two Area Variances as noted below for 8 McIntosh La.

Variance No. 1: Side yard setback variance for a proposed addition where applicant can provide 16 ft., whereas 20 ft. is required by code, requiring a 4 ft. variance.

Variance No. 2: To allow an accessory apartment of 900 sf to be added to an existing single family dwelling where, although the limit by code is 1,000 sf max., the area of the apartment exceeds the 35% of the gross floor area. (Existing house: 2,300 sf, 355 allows 805 sf & applicant is proposing 900 sf, requiring a 95 sf variance).

In addition to the application, we have attached among other items, a plot plan reflecting the addition along with a conceptual floor plan of what is being proposed.

Thank you for your time and consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alfred A. Cappelli, Jr.", written over a blue horizontal line.

Alfred A. Cappelli, Jr.
Architect

AAC/dc
Attach.

**Zoning Board Application for
Area Variance**

**DeSantis Residence
8 McIntosh Lane
T/O Wappingers Falls**

TM#6257-02-614932

Prepared by:

**Alfred A. Cappelli, Jr.
Architect
845-632-6500**

August 5, 2024

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DeSantis Residence
8 McIntosh Lane
T/O Wappingers

Project Narrative

1. Existing Conditions

The property in question is a 26 x 46 raised ranch 0.38 acres located at 8 Macintosh lane. The site also includes an existing inground swimming pool and rear decks. The pool will remain, the decks will be re- built, not part of this application.

2. Current Owner

The owner, Lucy DeSantis, who several years ago lost her husband, is in need of continuous care due to her elderly condition. She does not want to move or downsize, and she currently resides in the home alone.

3. Proposed Action

One of Mrs. DeSantis' sons is looking to add on a small, 900 sf apartment for him and his daughter, in order to take care of his elderly mother. Both wanting independent living arrangement felt that two separate apartments would suit their needs. Mrs. DeSantis wishes to remain in the home her and her husband built over 50 years ago, with the extra bedroom being used for visiting family members, grandchildren, etc.

This small apartment is for Michael and his daughter as there are only two of them.

The existing dwelling is serviced by central water and sewer services.

4. Variances Requested

Given the size of the lot inside of the existing home, we have concluded that two variances will be required in order to construct the proposed addition.

a. Variance No. 1 – Setback

A side yard setback on the left side of the house, where the addition is being proposed, as due to the angular nature of the property line, the front corner, and only the front corner, is proposed to be 16' to the side property line, whereas code suggests a 20' setback, needing a 4' side yard variance.

b. Area Variance No. 2 – Apartment Size

The size of the apartment being proposed is 900 sf (25' x 36'). Although this is within the 1,000 sf max allowed by code, the apartment size exceeds the 35% max. gross area of the existing dwelling as calculated below.

- Existing lower level – 24 x 46, 1,104 sf
- Existing upper level, 26 x 46, 1,196 sf
- Existing total – 2,300 sf
- 35% = 805 sf max.

The proposed addition of 900 sf exceeds the max allowed by 95 sf, for a total percentage of 39% or 4% over the max. code

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Application for an Area Variance

Appeal No.: 24-7831

Date: Aug 1, 2024

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Alfred Cappelli, Jr., Archt. residing at 23 Piddell Road
Wappingers Falls NY, (phone) 914 489-6192 (c), hereby,

appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 8-12-24, and do hereby apply for an area variance(s).

Premises located at: 8 Macintosh Lane
Tax Grid No.: 6257-02-614932
Zoning District: R-20

1. Record Owner of Property:

Lucy Desantis
Address: 8 Macintosh Lane Wappingers Falls, N.Y.
Phone Number: _____
Owner Consent dated: _____

Signature: [Signature]
Print Name: Alfred Cappelli, Jr.
Architect

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following
requirements of the Zoning Code.

240-37

(Indicate Article, Section, Subsection and Paragraph)

Required: 20 ft. side yard setback

Applicant(s) can provide: 16 ft

Thus requesting: 4 ft. variance

To allow: To construct residential addition to
existing single family dwelling

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 24-7831

Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

240-53-B.(4)

(Indicate Article, Section, Subsection and Paragraph)

Required: 35% of existing gross area for accessory apt. 805sf
Applicant(s) can provide: 900 sf
Thus requesting: 75 s.f. or 39%
To allow: construction of accessory apartment

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

A. If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

Although many raised ranch style homes exist in the neighborhood, there is a mix of modest two story homes in the area, so this addition will not be out of character

B. Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

Son needs to return home to aid for his elderly mother & requires separate living arrangements

C. How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

Neither variance requested is not substantial
Side yard variance is for one corner only and
additional area for apartment suggests 39%
of gross area of existing, where 35% allowed

D. If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

The only physical change to the neighborhood
would be the slight enlargement of 24 existing
home

Town of Wappinger Zoning Board of Appeals
Application for an Area Variance
Appeal No.: 24-7831

E. How did your need for an area variance(s) come about? Is your difficulty self-created?
Please explain your answer in detail.

Addition has not been constructed

F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

Due to the shape of the lot only one small corner of the addition encroaches on the setback

4. List of attachments (Check applicable information)

- (☒) Survey dated: May 22, 2024, Last revised _____ and
Prepared by: Robert Oswald
(☒) Plot Plan dated: Aug 1, 2024
() Photos
(☒) Drawings dated: _____
() Letter of Communication which resulted in application to the ZBA.
(e.g., recommendation from the Planning Board/Zoning Denial)
Letter from: Barbara Roberti Dated: 8-12-24
() Other (Please list): _____

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: Alfred C. [Signature]
(Appellant)

DATED: Aug 1, 2024

SIGNATURE: _____

DATED: _____

(If more than one Appellant)

FOR OFFICE USE ONLY

1. THE REQUESTED VARIANCE(S) ☐ WILL / ☐ WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD.
- ~~2. ☐ YES / ☐ NO, SUBSTANTIAL DETRIMENT WILL BE CREATED TO NEARBY PROPERTIES.~~
3. THERE ☐ IS (ARE) / ☐ IS (ARE) NO OTHER FEASIBLE METHODS AVAILABLE FOR YOU TO PURSUE TO ACHIEVE THE BENEFIT YOU SEEK OTHER THAN THE REQUESTED VARIANCE(S).
4. THE REQUESTED AREA VARIANCE(S) ☐ IS ☐ ARE) NOT SUBSTANTIAL.
5. THE PROPOSED VARIANCE(S) ☐ WILL / ☐ WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT.
6. THE ALLEGED DIFFICULTY ☐ IS / ☐ IS NOT SELF-CREATED.

CONCLUSION: THEREFORE, IT WAS DETERMINED THE REQUESTED VARIANCE IS
☐ GRANTED ☐ DENIED

CONDITIONS / STIPULATIONS: The following conditions and/or stipulations were adopted by the resolution of the Board as part of the action stated above:

☐ FINDINGS & FACTS ATTACHED.

DATED: _____

**ZONING BOARD OF APPEALS
TOWN OF WAPPINGER, NEW YORK**

BY: _____
(Chairman)

PRINT: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

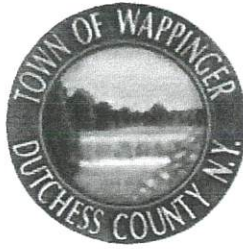
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: DeSantis Addition - Proposed Addition			
Project Location (describe, and attach a location map): 8 MacIntosh Lane - Town of Wappinger, Dutchess			
Brief Description of Proposed Action: Construction of a 25'x36' residential addition for accessory apartment 4 ft side yard variance required for setback and area of apartment slightly greater than allowed by Town Code			
Name of Applicant or Sponsor: Alfred Cappelli Jr., Archt.		Telephone: 914 489.6192(4) E-Mail: Acappe2102@AOL.com	
Address: 23 Diddell Road			
City/PO: Wappingers Falls		State: NY	Zip Code: 12590
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals Building Dept for permits			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.38 acres	
b. Total acreage to be physically disturbed?		0.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.38 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Alfred Cappelli, Jr Architect</u> Date: <u>Aug 1, 2024</u> Signature: <u>[Signature]</u> Title: <u>project Architect</u>		

TOWN OF WAPPINGER



BUILDING DEPARTMENT
20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590-0324
(845) 297-6256
FAX: (845) 297-0579

OWNER CONSENT FORM

BUILDING PERMIT # _____ APPLICATION # 24-7831

SITE LOCATION: 8 Macintosh Lane

GRID: # 6257.02-614932

Name of APPLICANT/OWNER: Alfred Cappelli Jr - Architect
(Person PHYSICALLY coming in to apply, if other than the Owner)

~ CERTIFICATION ~

NOTICE TO APPLICANTS: 240-109 Certificate of Occupancy

It shall be unlawful for a building owner to use or permit the use of any building or premises or part thereof hereafter created, erected, changed, converted or enlarged, wholly or partly, in its use or structure until a Certificate of Occupancy shall have been issued by the Building Inspector and/or Zoning Administrator.

I, Lucy DeSantis, owner of the land/site/building hereby give my permission for the Town of Wappinger to approve or deny the attached application in accordance with local and state codes and ordinances. I understand that this permit will not be closed out unless all proper inspections are completed which can include the building inspector having access to the interior of my residence. If this permit is not closed before the expiration date it will remain as a violation on my property until it is closed out. After the expiration date the permit fee and application will have to be re-submitted in order to close out the permit. I understand that I am ultimately responsible for the closure of this permit.

FAILURE TO COMPLY MAY RESULT IN COURT PROCEEDINGS.

Aug 1, 2024
Date

Owner's Telephone Number _____

Lucy DeSantis
Owner's Signature

Lucy DeSantis
Print Name

8 Macintosh Lane Wappingers Falls
Print Owner's Address

FOR OFFICE USE ONLY

Code Enforcement Official: _____

SAVE COMPLETED FORM

**Parcel Number**

135689-6257-02-614932-0000

Parcel Location

8 MacIntosh Ln

Municipality

Wappinger

Owner Name

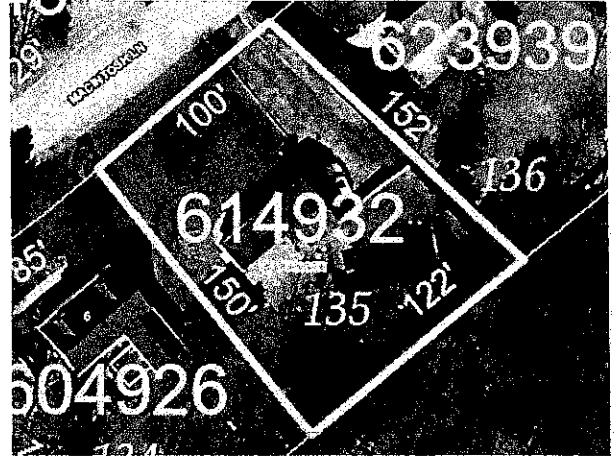
De Santis, Dominic (P)

De Santis, Lucy (A)

Primary Owner Mailing Address

8 Mac Intosh Ln

Wappinger Falls, NY 12590

**Parcel Details**

Lot Size (acres):	0.38 Ac	Split Town:	-
Filed Map:	3975	Agri. District:	None
File Lot #:	135	School District:	(135601) Wappingers CSD
Land Use Class:	(210) 1 Family Res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$100,300	\$372,900	\$369,300	\$369,300	\$369,300	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
H (Homestead)	1 (Taxable)	100	\$372,900		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	1/1/2000	1388	0782	-	0

Site Information**Site 1**

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical	R20	-

Residential Building Information**Site 1**

Year Built:	Year Remodeled:	Building Style:	No. Stories:	SFLA:	Overall Condition:
1974	-	(02) Raised ranch	1	1,712	(3) Normal
No. Bedrooms:	No. Full Baths:	No. Half Baths:	No. Kitchens:	No. Fireplaces:	Basement Type:
3	1	0	1	0	(4) Full
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Additional Story:

Yes	(3) Hot wtr/stm	(4) Oil	1,184	0	0
Half Story:	3/4 Story:	Fin. Over Garage:	Fin. Attic:	Unfin. Half Story:	Unfin. 3/4 Story:
0	0	0	0	0	0
Fin. Basement:	Fin. Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:	
528	0	0	(C) Average	95	

Improvements

Site 1, Improvement 1

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(RP5) Porch-up opn	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1974	(3) Normal	C	240

Site 1, Improvement 2

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(LS3) Pool-concret	0	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
1978	(3) Normal	C	648

Site 1, Improvement 3

Structure Code:	Dim. 1:	Dim. 2:	Quantity:
(SP2) Sol Panels,Elec	3,600	0	1
Year Built:	Condition:	Grade:	Sq. Ft.:
2015	(3) Normal	C	0

Special District Information

Special District: 999AM

Special District Name:	Primary Units:	Ad Valorem Value:
Ambulance Town Wide	0	\$372,900

Special District: GRLTN

Special District Name:	Primary Units:	Ad Valorem Value:
Grinnell Public Lib	0	\$372,900

Special District: WCWD1

Special District Name:	Primary Units:	Ad Valorem Value:
United Wapp Water	100	\$0

Special District: 999W2

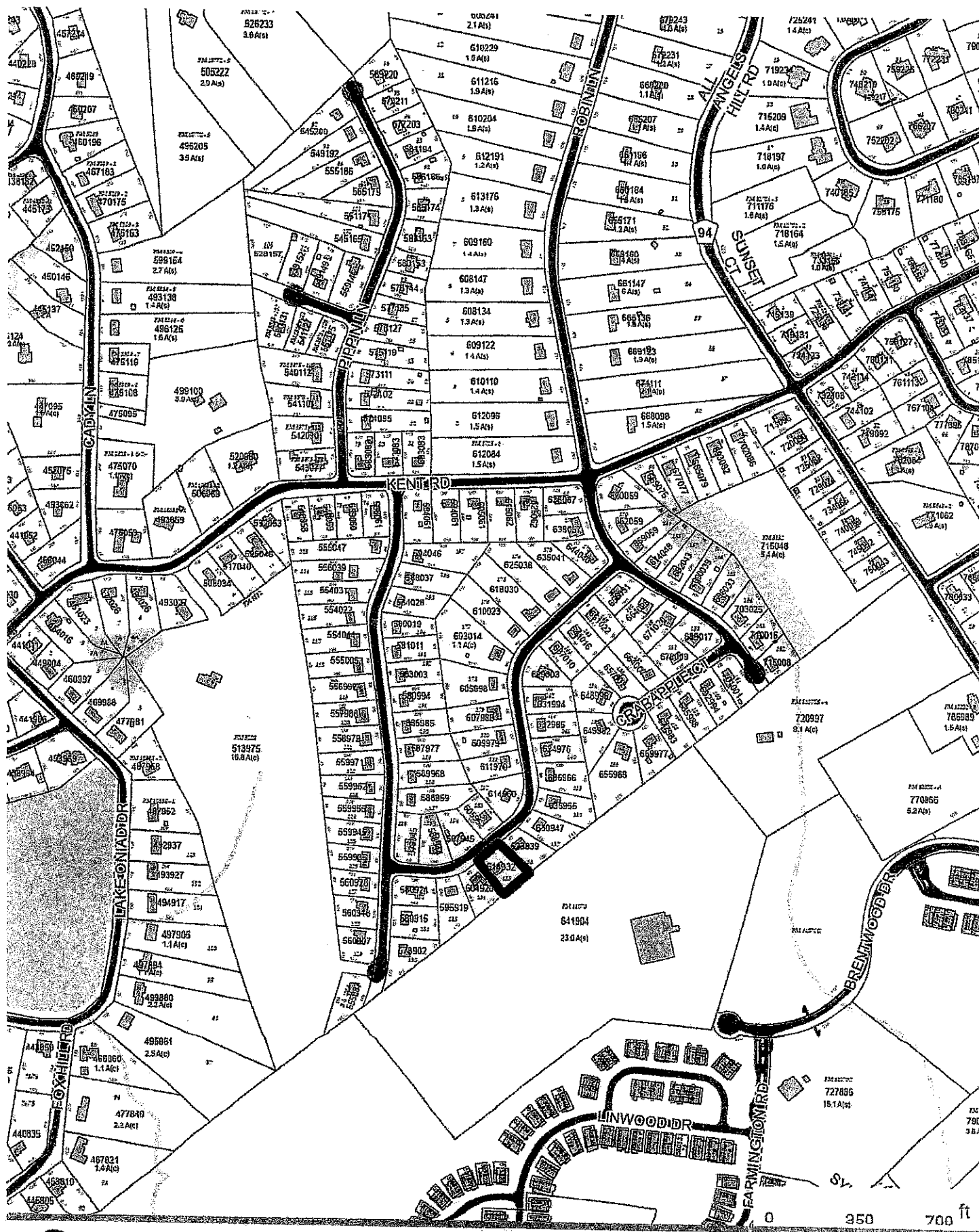
Special District Name:	Primary Units:	Ad Valorem Value:
Wapp S Tran/Trt #1&2	100	\$0

Special District: UWSD0

Special District Name:	Primary Units:	Ad Valorem Value:
United Wapp Swr Dist	100	\$0

Special District: HF036

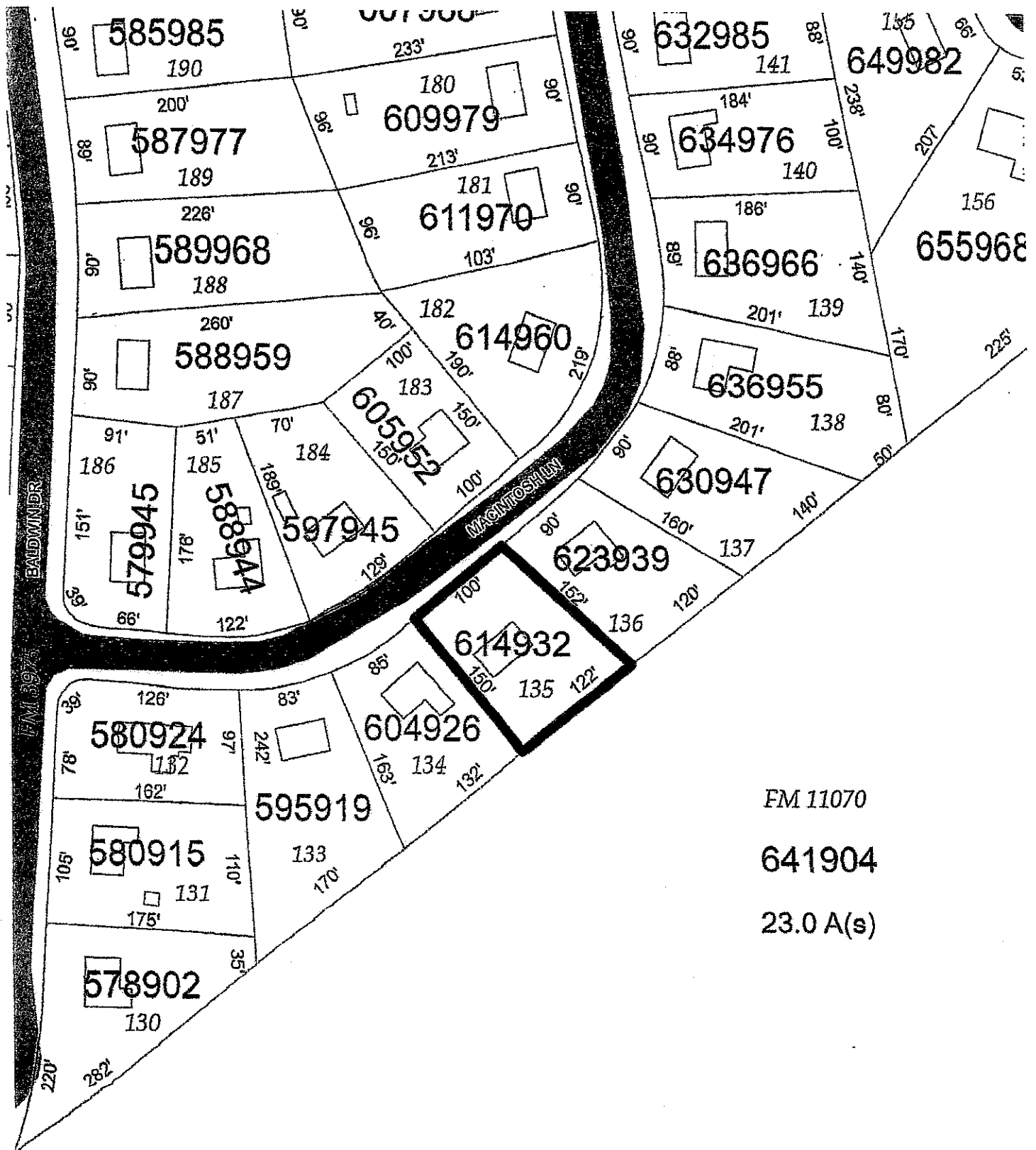
Special District Name:	Primary Units:	Ad Valorem Value:
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Parcel #: 135689-6257-02-
614932-0000
Wappinger, NY

Printed By:
ParcelAccess

ParcelAccess
4/15/2024



FM 11070

641904

23.0 A(s)



Parcel #: 135689-6257-02-

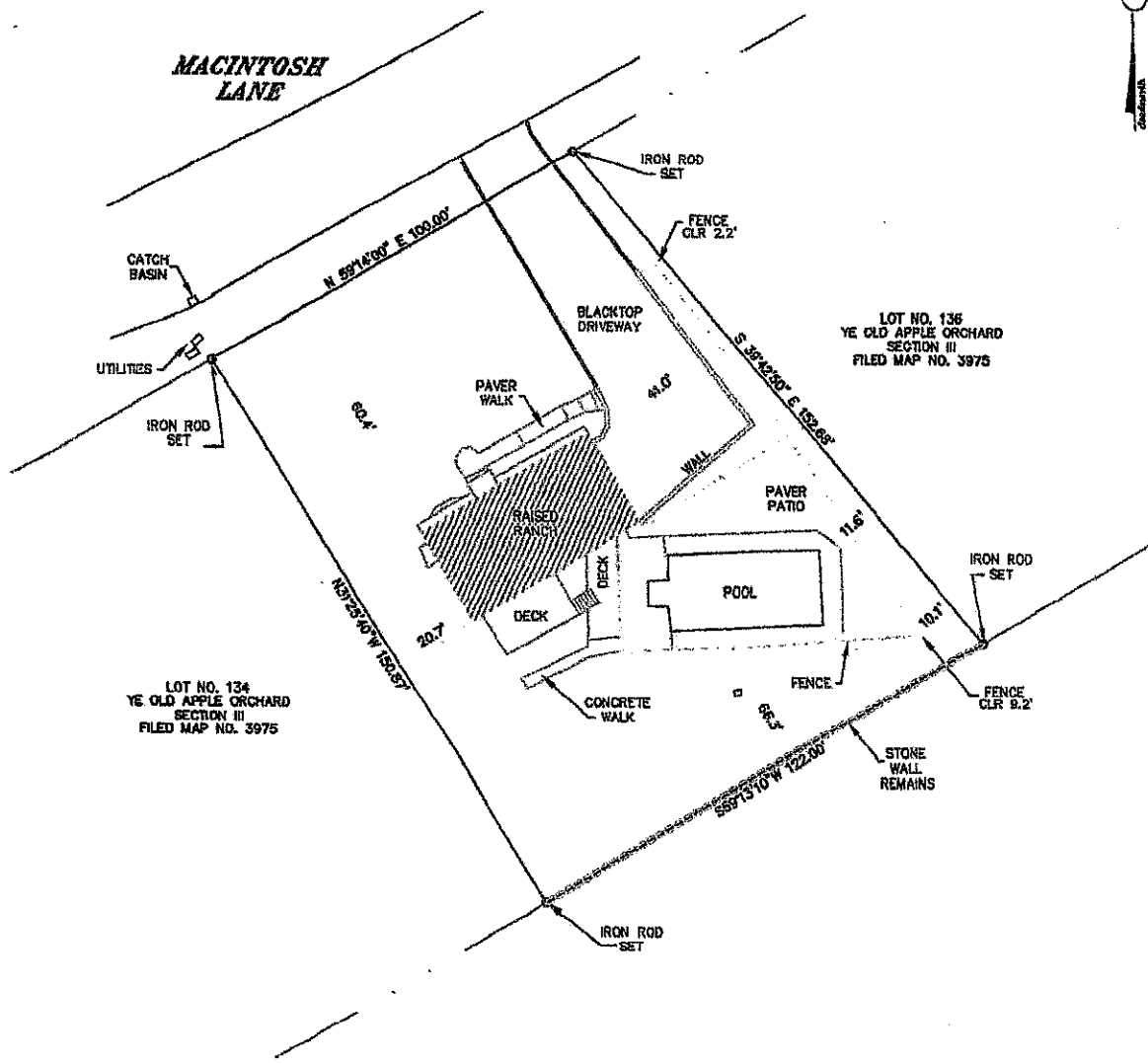
614932-0000

Wappinger, NY

Printed By:
ParcelAccess

N

ParcelAccess
4/15/2024



AREA=0.38 ACRES +/-

CERTIFIED TO:
1. MICHAEL DESANTIS

2.
3.
4.

NOTES:

1. BEING THE SAME PARCEL AS DESCRIBED IN THE LINES OF DEEDS AT PAGE AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN LAND TO THE CENTER OF THE PUBLIC HIGHWAY SHOWN HEREON.
3. BEING LOT 134 AS SHOWN ON FILED MAP NO. 3975. UNAUTHORIZED ALTERATION OF ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 207, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP BEARING AN ORIGINAL OF THE LAND SURVEYOR'S SUBSCRIBER SEAL SHALL BE CONSIDERED TO BE VALID THIS OFFICE.

FILE NO. 2024/001
REFERENCE: 2023/002

5. CERTIFICATIONS INDICATED HEREIN SHOW THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL BE VALID ONLY TO THE EXTENT THAT THE SURVEYOR HAS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, CONVEYANCE AGENT AND LENDERS OF THE LOANED INSTRUMENT, CORRESPONDENCE AND NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS SUBJECT TO ANY ENCUMBRANCES OF A TITLE RECORD.
7. ANY SURVEYOR'S SIGNATURE AND OTHER MARKS NOTED HEREIN AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
8. SHALL INDEED BECAUSE OF ANY REASON, THE REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PRINTED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

MAP OF SURVEY
FOR
SEC. III LOT No. 35
YE OLD APPLE ORCHARD

TOWN OF WAPPINGER
SCALE: 1" = 20'

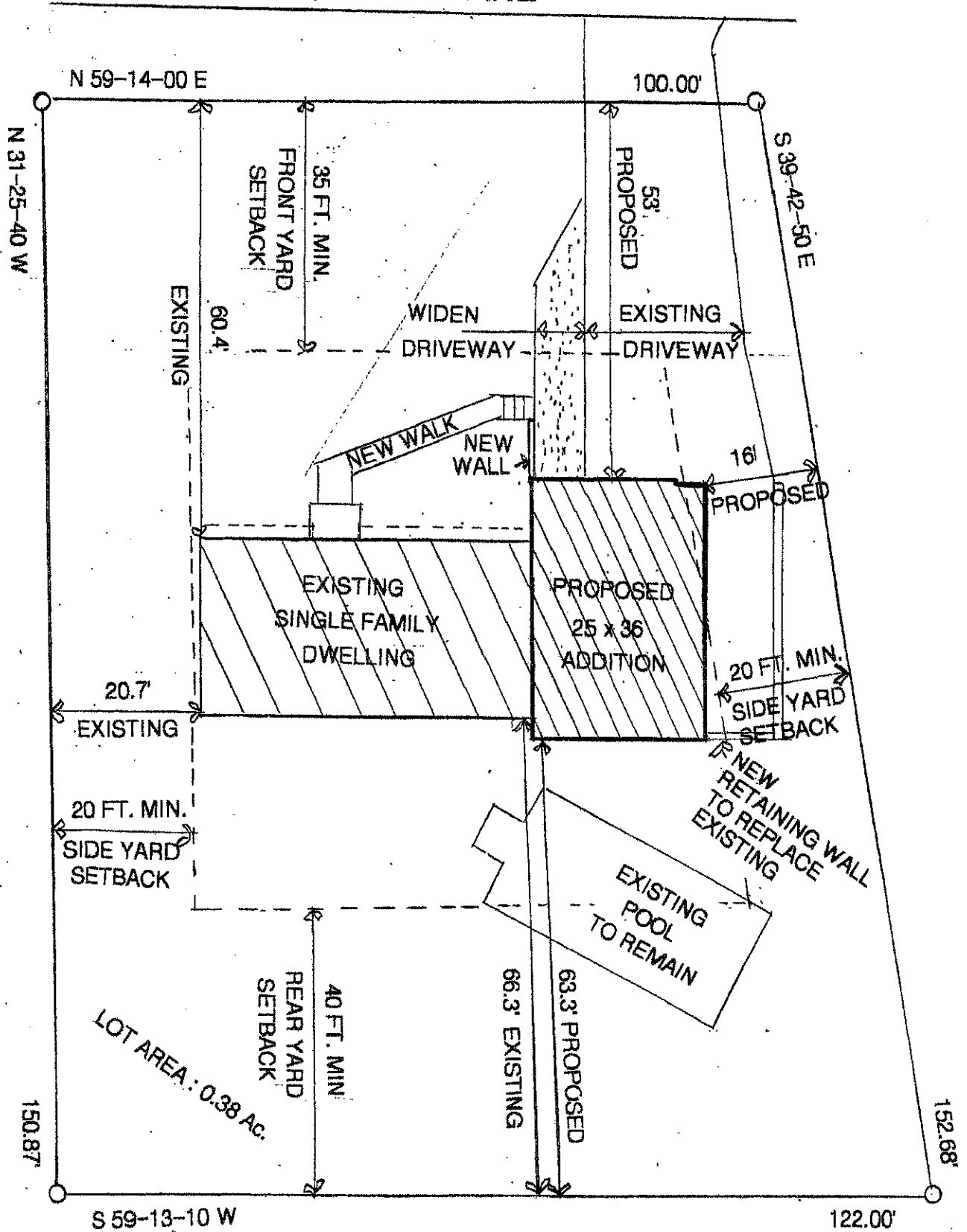
DUTCHESS CO., N.Y.
MAY 22, 2024

NEW YORK STATE

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540 (845) 228-8436 FAX (845) 228-1315

LICENSE NO. 50931

MACINTOSH LANE



PLOT PLAN

DESANTIS RESIDENCE 8 MACINTOSH LANE

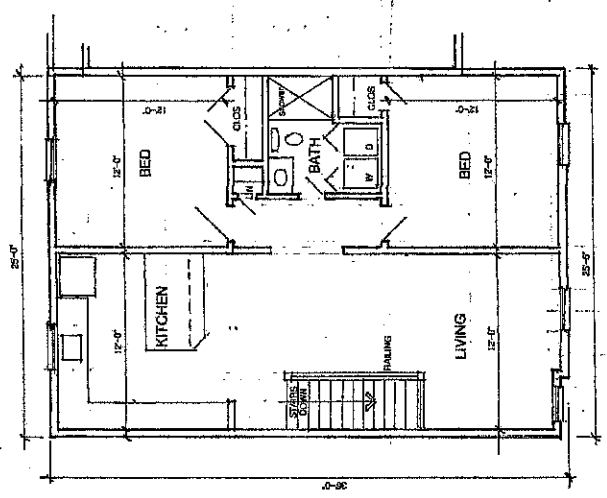
PRELIMINARY SKETCHES

DESANTIS ADDITION

ALFRED A. CAPPELLI, JR., AIA
 ARCHITECT
 1136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12590
 PHONE: (518) 693-6100
 acappell@aol.com

REVISION	BY

PRELIMINARY UPPER LEVEL PLAN



PRELIMINARY LOWER LEVEL PLAN

