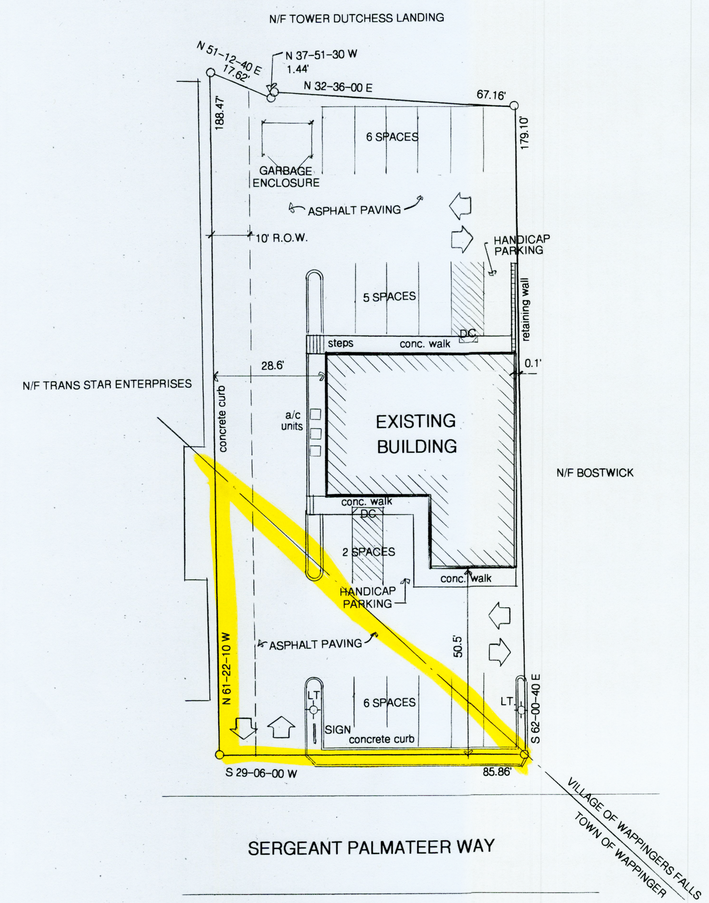
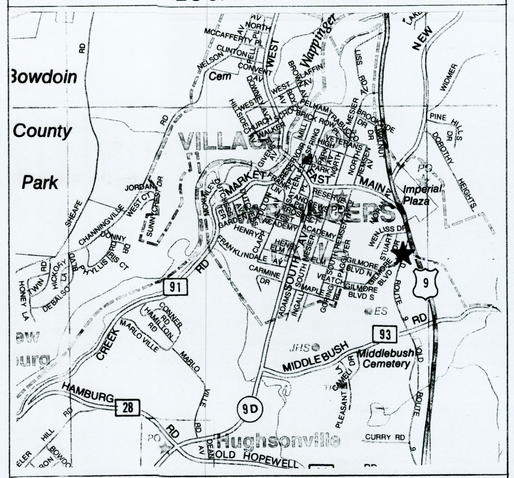


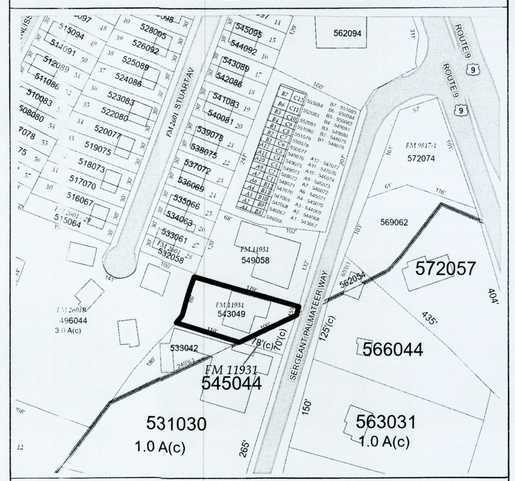
AMENDED SITE PLAN

EXISTING CONDITIONS

LOCATION MAP



AREA MAP



PROJECT DATA

Existing building size:	1st floor – 2,740 sf 2nd floor – 2,740 sf Total existing – 5,480 sf
Proposed 3rd floor/attic:	1,600 sf approx.
Total new building finished area:	7,080 sf
Parking requirements:	
Office/retail	1 sp/400 sf 5,480 sf/400 = 13.7 14 spaces
Apartment	2 spaces req'd.
Total parking spaces req'd.	16 spaces
Total parking spaces Provided:	19 spaces

Amended site plan is to allow for the use of the 3rd floor/attic as additional finished space, in this case to be used as a singular residential apartment.

Project site plan was granted in 2004 for 1st & 2nd floors as office/retail.

LEGEND

123 EXISTING CONTOURS	LIGHT POLE
123 NEW CONTOURS	PLANTING
S STORM SEWER	UTILITY POLE
CURB	CB CATCH BASIN
RETAINING WALL	+ 123.1 SPOT GRADE

OWNER CERTIFICATION

The undersigned, Mark Rennhack, Owner of the property, hereon states that he is familiar with the map, its contents, and legends and hereby consents to all said terms and conditions.

Signed _____ Date _____

NORTH ARROW & SCALE

20 10 5 0 20

SCALE: 1" 20'

APPLICANT

Rennhack Holdings, LLC
P.O. Box 89
Hopewell Jct., NY

SITE DATA

Address: 787 Sgt. Palmateer Way
Village of Wappingers Falls
Dutchess County, NY

Zoning: (Village) CMU – Commercial Mixed Use

Proposed Use: Retail, Office, Residential

Tax map # V/O Wappingers Falls – 6158-19-543049
T/O Wappingers Falls – 6158-04-545044

Total Lot Area: 0.35AC (15,433 sf)

REVISIONS	BY

ALFRED A. CAPPELLI Jr., AIA
ARCHITECT
1136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12590
Phone: (845) 632-6500
acappe2102@aol.com

AMENDED SITE OF PROPERTY OWNED BY
RENNHACK HOLDINGS LLC
787 SGT. PALMATEER WAY VILLAGE OF WAPPINGERS FALLS, NY

AMENDED SITE PLAN

DATE	NOV. 5, 2024
SCALE	1" = 20'
DRAWN	AC
JOB	24-026
SHEET	S-1
OF	SHEETS