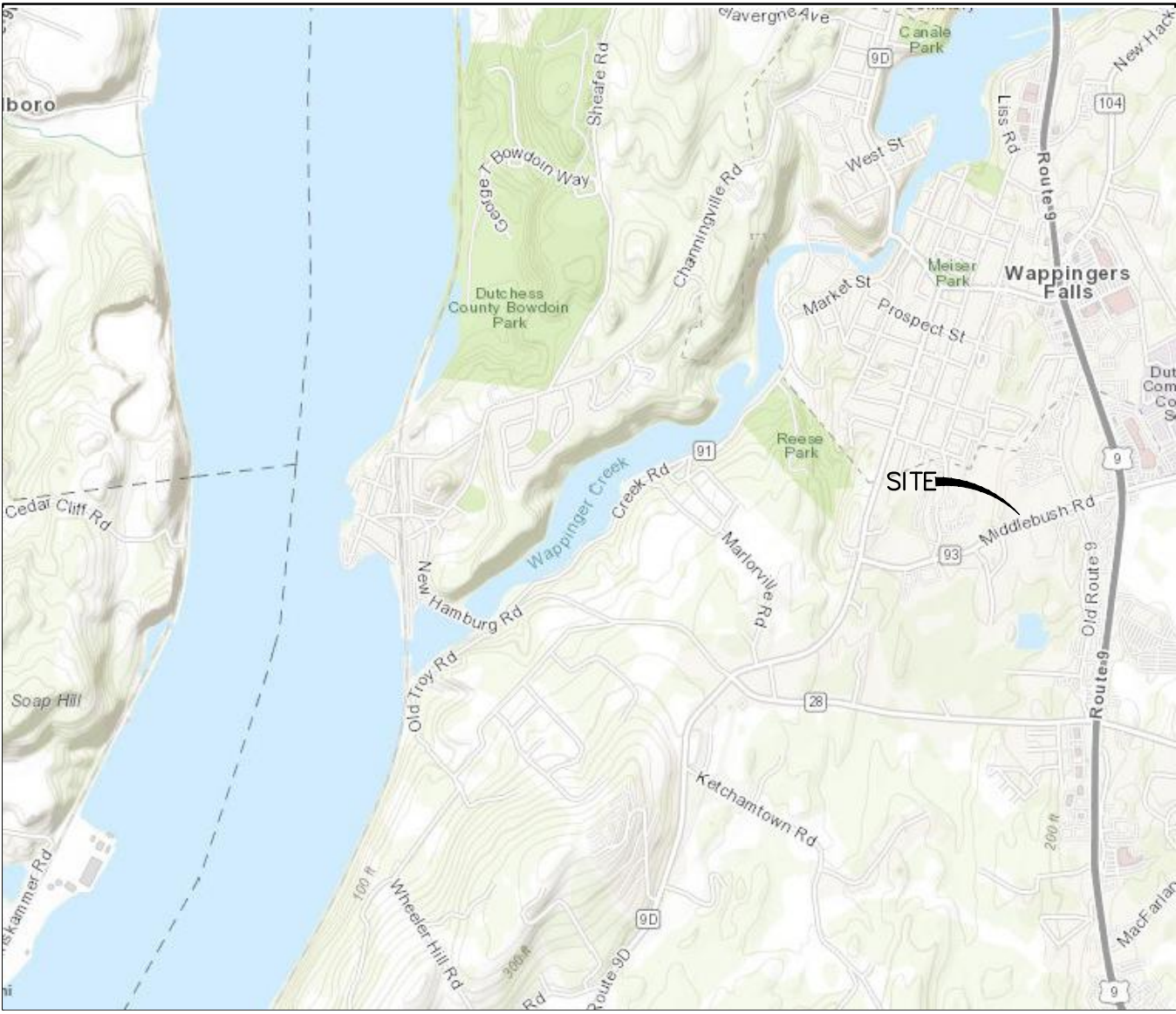


LOCATION MAP:



AREA MAP:



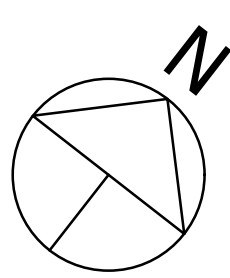
SITE NOTES:

- EXISTING CONDITIONS TAKEN FROM SURVEY AS PREPARED BY ROBERT OICLE, LLS. DATED NOVEMBER 7, 2017, LAST REVISED MARCH 22, 2023. WETLANDS WERE FLAGGED BY MIKE NOWICKI, ECOLOGICAL SOLUTIONS ON MARCH 15, 2023.
- T/O WAPPINGER ZONING BOARD OF APPEALS GRANTED A USE VARIANCE FOR THE PROPERTY AND BUILDING WITH THE FOLLOWING CONDITIONS:
 - NO COMMERCIAL BUILDING MAY BE CONSTRUCTED ON THE VACANT LOT 6157-01-396837. SUCH LOT MAY BE USED TO CONSTRUCT A SEPTIC SYSTEM, TO PROVIDE STORM WATER FACILITIES DESIGNED IN ACCORDANCE WITH NYS DEC GUIDELINES. IF NECESSARY OR TO PROVIDE LANDSCAPING AND BUFFERING.
 - ANY CONSTRUCTION ACTIVITIES ON THE PREMISES ARE SUBJECT TO SITE PLAN APPROVAL BY THE T/O WAPPINGER PLANNING BOARD IN ACCORDANCE WITH ARTICLE IX OF THE ZONING CODE. THE PLANNING BOARD MAY WAIVE A PUBLIC HEARING ON THE SITE PLAN REVIEW IF IT CHOOSES TO DO SO.
 - THE WAREHOUSE SHALL NOT BE PHYSICALLY DIVIDED INTO MORE THAN THREE (3) TENANT SPACES.
 - THERE SHALL BE NO OUTDOOR STORAGE OF ANY EQUIPMENT OR MATERIALS.
 - "NOT MORE THAN ONE LIGHT-DUTY COMMERCIALLY REGISTERED VEHICLE AND ONE TRAILER MAY BE PARKED OR STORED OUTDOORS ON ANY RESIDENTIALLY USED OR RESIDENTIALLY ZONED LOT AT ANY TIME. FOR THE PURPOSES OF THIS SECTION, A "LIGHT-DUTY COMMERCIALLY REGISTERED VEHICLE" SHALL EXCLUDE VEHICLES WHICH EXCEED 9,500 POUNDS IN REGISTERED GROSS VEHICLE WEIGHT. THE FOLLOWING EXPRESSLY PROHIBITED EXAMPLES INCLUDE BUT ARE NOT LIMITED TO TRACTORS, TRACTOR-TRAILERS, SEMITRAILERS, ROLLERS, TRACTOR AND TRUCK CRANES, POWER SHOVELS, ROAD BUILDING MACHINES, SNOWPLOW, ROAD SWEEPERS, SAND SPREADERS, TRAILERS, EXCAVATORS, TANK TRAILERS, TOW TRUCKS AND BUSES, AND ANY OTHER SIMILAR VEHICLE."
- T/O WAPPINGER ZONING BOARD OF APPEALS GRANTED REAR AND FRONT YARD SETBACK VARIANCES AUGUST 2023 FOR THE SETBACKS SHOWN.
- PRIOR TO A CERTIFICATE OF OCCUPANCY ALL DISTURBED AREAS SHALL BE FINAL GRADED, SEEDED/STABILIZED AND MULCHED TO THE SATISFACTION OF THE ZONING ADMINISTRATOR AND TOWN OF WAPPINGER BUILDING DEPARTMENT PROTECTIVE EROSION CONTROL MEASURES MUST BE IN PLACE AT THE ONSET OF CONSTRUCTION.
- ALL TREES SHALL BE REMOVED BETWEEN NOVEMBER 1 AND MARCH 31 UNLESS SITE IS CLEARED TO NOT POSE HABITAT FOR ENDANGERED BATS.

BULK TABLE REQUIREMENTS

ZONE: R20/40

USE: CONTRACTOR STORAGE	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000/40,000 SF	76,386 SF (1.77 AC)
MINIMUM LOT WIDTH	125 FT	295 FT
MINIMUM LOT DEPTH	125 FT	362 FT
MINIMUM FRONT YARD	75 FT (COUNTY ROAD)	29 FT (EXISTING)
MINIMUM REAR YARD	50 FT	39 FT (EXISTING)
MINIMUM SIDE YARD	25 FT	103 FT / 123 FT
MAXIMUM BUILDING HEIGHT	35 FT/2.5 STYS.	25 FT
MAXIMUM BUILDING COVERAGE	12% (9,166 SF)	9% (6890 SF)
F.A.R.	0.12 (9,166 SF)	1ST FLOOR: 6,890 SF (0.09)
EXISTING PAVED AREA:		4,750 SF (6.22%)
PROPOSED ADDITIONAL PAVED AREA: (INCLUDES ELIMINATION OF PAVEMENT IN FRONT OF BUILDING AND PROPOSED GRAVEL PARKING)		3,924 SF (5.41%)
TOTAL PAVED AREA:		9,120 SF (11.9%)
TOTAL BUILDING & PAVED AREAS:		16,010 SF (21.0%)
OPEN SPACE:		51,256 SF (67.1%)



SITE DATA:

PROJECT LOCATION:	33 MIDDLEBUSH ROAD TOWN OF WAPPINGER DUTCHESS COUNTY, NY
TAX MAP NUMBERS:	LOT #1, 6157-01-414840 LOT#2 6157-01-396837
LOT AREA:	LOT #1: 38,640 S.F. LOT #2: 37,746 S.F. TOTAL: 76,386 S.F. (1.75 ACRES)
ZONING:	R-20/40 EXISTING
BUILDING SIZE:	6,890 S. F.
PROPOSED USE:	CONTRACTOR STORAGE FACILITY WITH ACCESSORY OFFICES SPECIFIC TO THOSE USES

OWNER / APPLICANT

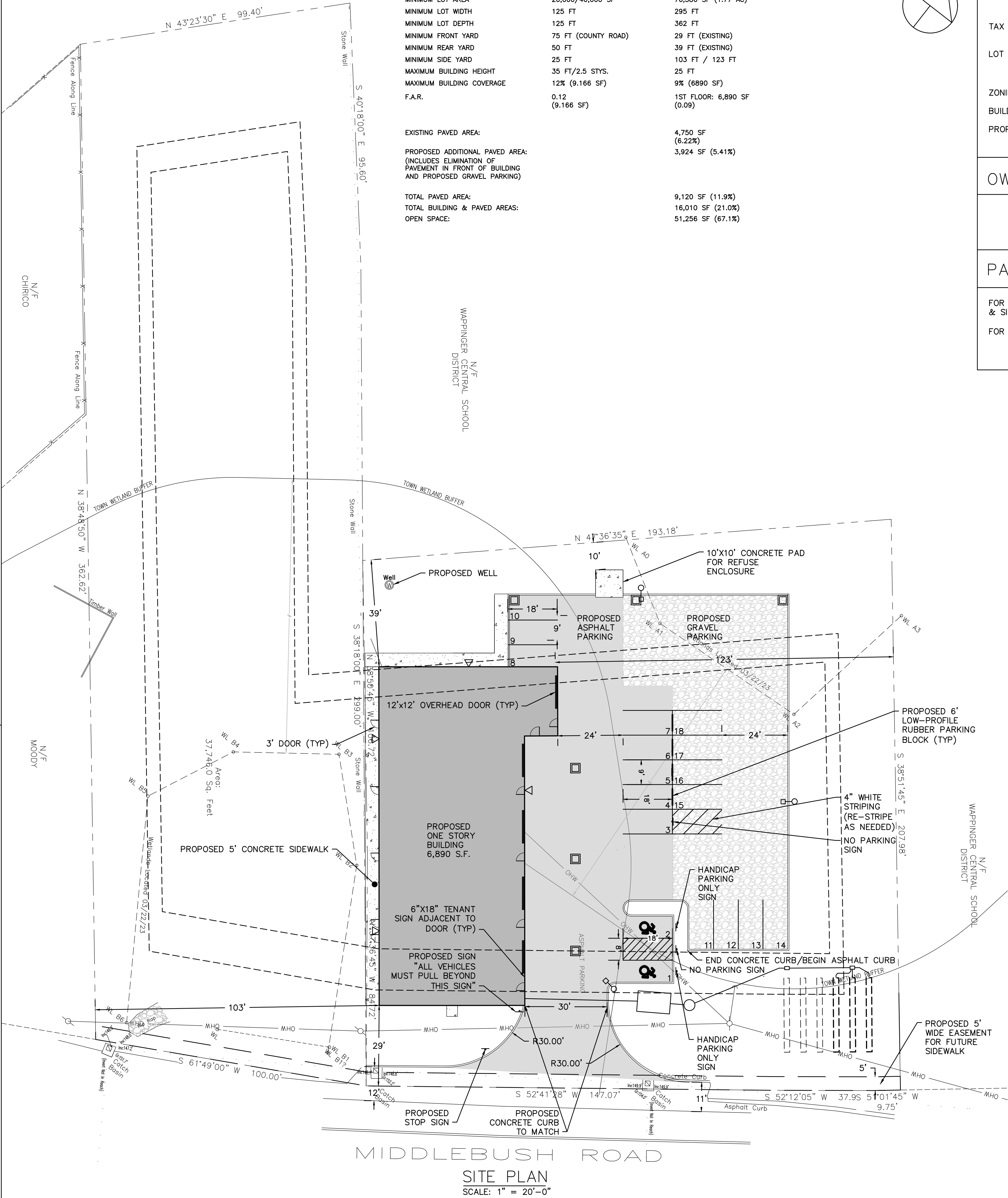
33 MIDDLEBUSH, LLC
JOHN FALVELLA
47 UNION SCHOOL ROAD
MONTGOMERY, NY

PARKING:

FOR WHOLESALE, STORAGE & UTILITY & SIMILAR COMMERCIAL	1 SP./1,000 S.F.	= 7 SPACES
FOR ACCESSORY OFFICE USE: PROVIDED USE:	1 SP./1,000 S.F.	= 0 SPACES
	TOTAL REQUIRED:	= 7 SPACES
	TOTAL	= 18 SPACES

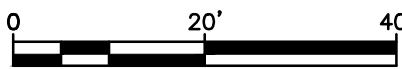
PROJECT ADJOINERS

NAME	ADDRESS	TAX ID
CHIRICO	25 MIDDLEBUSH RD	384826.00
MOODY	29 MIDDLEBUSH RD	394824.00
WCSD	30 - 55 MAJOR MACDONALD WAY	423875.00
MILLER	32 MIDDLEBUSH RD	426814.00
O'TOOLE/REID	4 CARMELI DRIVE	441815.00
SARMENTO/TAYLOR	36 MIDDLEBUSH RD	438825.00



MIDDLEBUSH ROAD

SITE PLAN
SCALE: 1" = 20'-0"



CONTRACTOR STORAGE BUILDING
33 MIDDLEBUSH LLC
33 MIDDLEBUSH ROAD
TOWN OF WAPPINGER, NEW YORK

NO.	DATE	DESCRIPTION
1	2/07/23	PER CONSULTANT COMMENTS
2	9/06/23	PER CONSULTANT COMMENTS
3	10/14/23	PER CONSULTANT COMMENTS
4	11/14/23	DOH SUBMISSION
5	2/13/24	PER DOH COMMENTS
6	3/04/24	PER DOH & TOWN COMMENTS

SITE PLAN (DOH
APPROVAL)

DATE:	2/7/2023
PROJECT NO.	2022-20
SCALE:	1" = 20'
DRAWING NO.	S-1.0