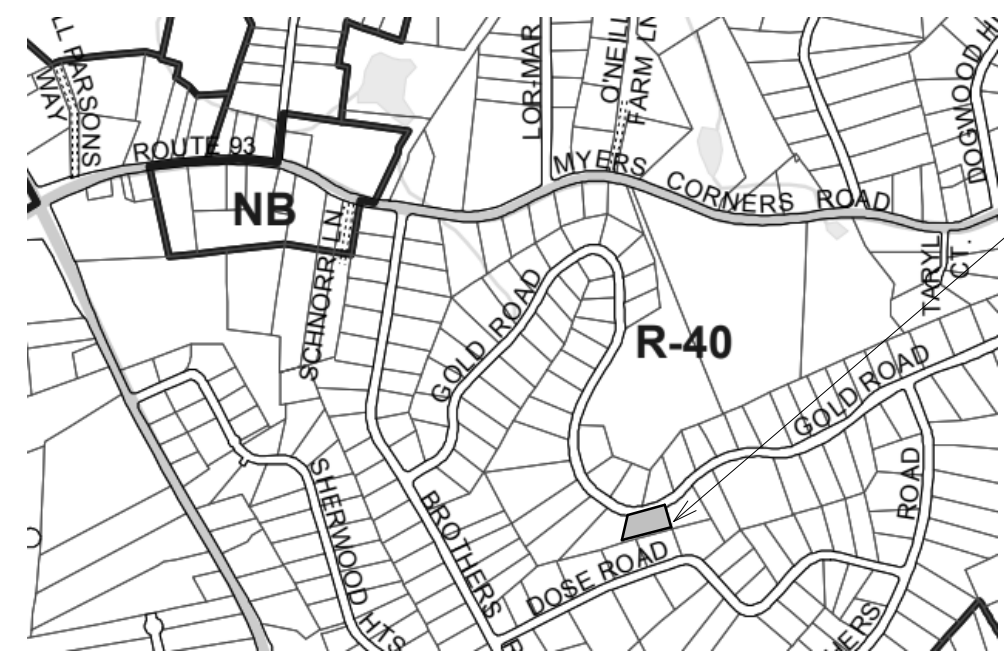
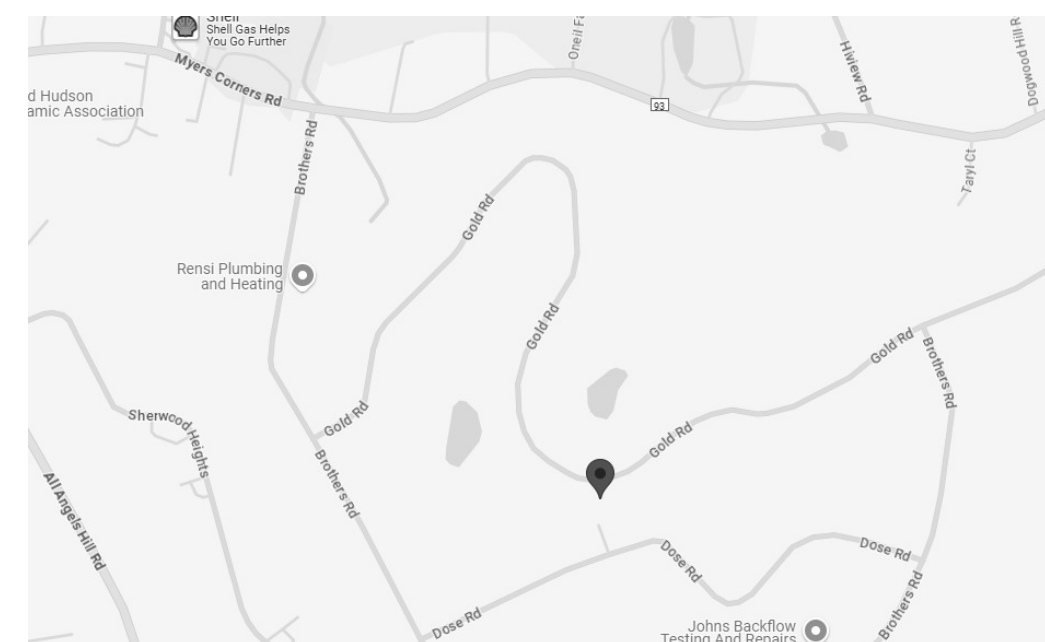


ZONING INFORMATION

TOWNSHIP: TOWN OF WAPPINGER, NY
SECTION, BLOCK, LOT: 6258-04-934369
ZONE: R40

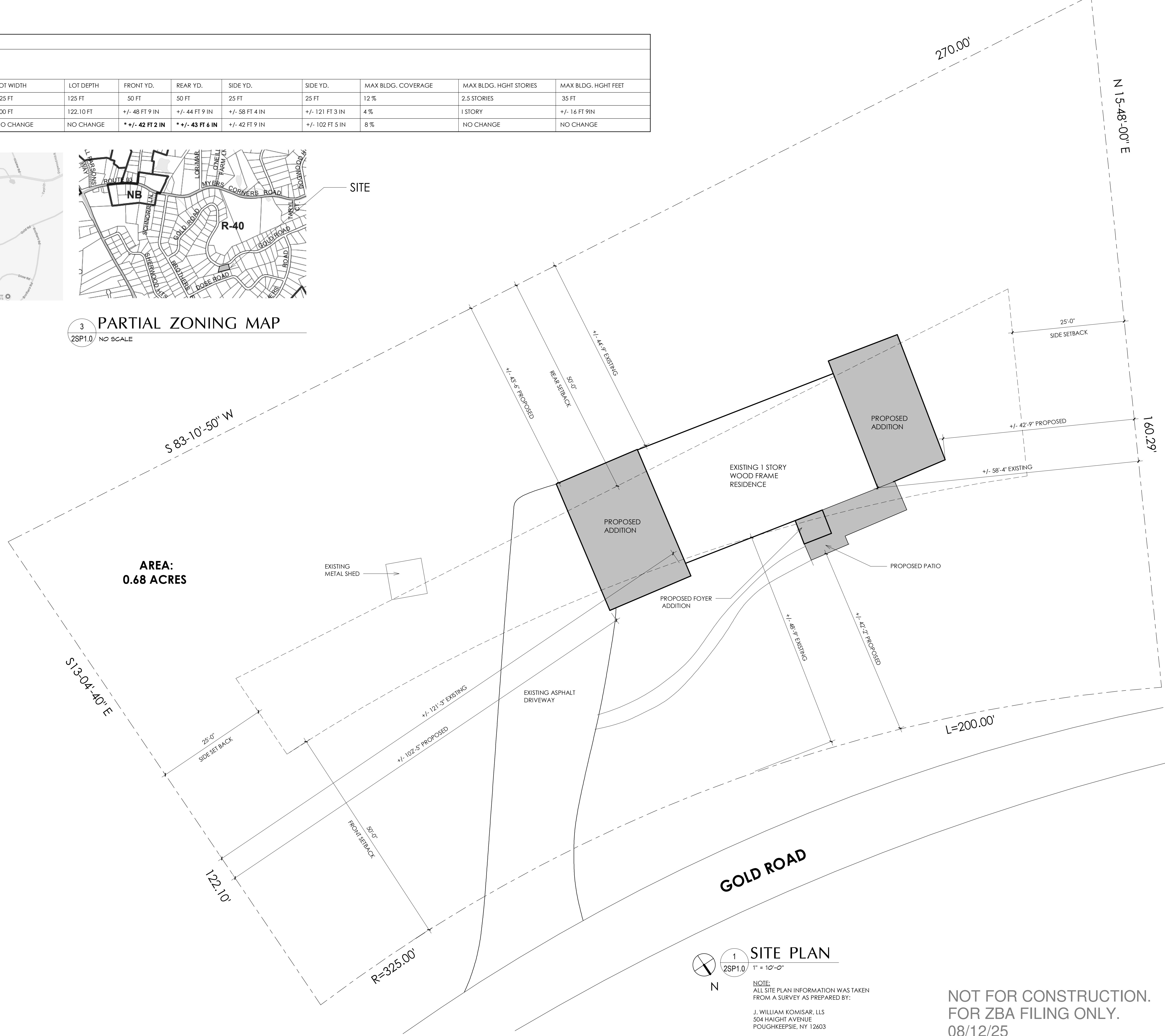
| | MIN. LOT AREA | LOT WIDTH | LOT DEPTH | FRONT YD. | REAR YD. | SIDE YD. | SIDE YD. | MAX BLDG. COVERAGE | MAX BLDG. HGHT STORIES | MAX BLDG. HGHT FEET |
|------------------------|---------------|-----------|-----------|------------------|------------------|----------------|-----------------|--------------------|------------------------|---------------------|
| ORDINANCE REQUIREMENT: | 40,000 SF | 125 FT | 125 FT | 50 FT | 50 FT | 25 FT | 25 FT | 12 % | 2.5 STORIES | 35 FT |
| EXISTING: | 29,620.8 SF | 200 FT | 122.10 FT | +/- 48 FT 9 IN | +/- 44 FT 9 IN | +/- 58 FT 4 IN | +/- 121 FT 3 IN | 4 % | 1 STORY | +/- 16 FT 9 IN |
| PROPOSED: | NO CHANGE | NO CHANGE | NO CHANGE | * +/- 42 FT 2 IN | * +/- 43 FT 6 IN | +/- 42 FT 9 IN | +/- 102 FT 5 IN | 8 % | NO CHANGE | NO CHANGE |

* = VARIANCE REQUESTED



2 LOCATION MAP
2SP1.0 NO SCALE

3 PARTIAL ZONING MAP
2SP1.0 NO SCALE



AREA:
0.68 ACRES

1 SITE PLAN
2SP1.0 1" = 10'-0"

NOTE:
ALL SITE PLAN INFORMATION WAS TAKEN FROM A SURVEY AS PREPARED BY:
J. WILLIAM KOMISAR, LLS
504 HAIGHT AVENUE
POUGHKEEPSIE, NY 12603
SURVEY DATE: 7/25/2006

NOT FOR CONSTRUCTION.
FOR ZBA FILING ONLY.
08/12/25

© COPYRIGHT 2017 WHALEN ARCHITECTURE, PLLC



| REVISIONS / ISSUE DATES | NO. | DESCRIPTION | BY | DATE |
|-------------------------|-----|-------------|----|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PROJECT NAME:
**Addition & Renovations to the:
Manuel Residence
53 Gold Road
Wappingers Falls, NY 12590**

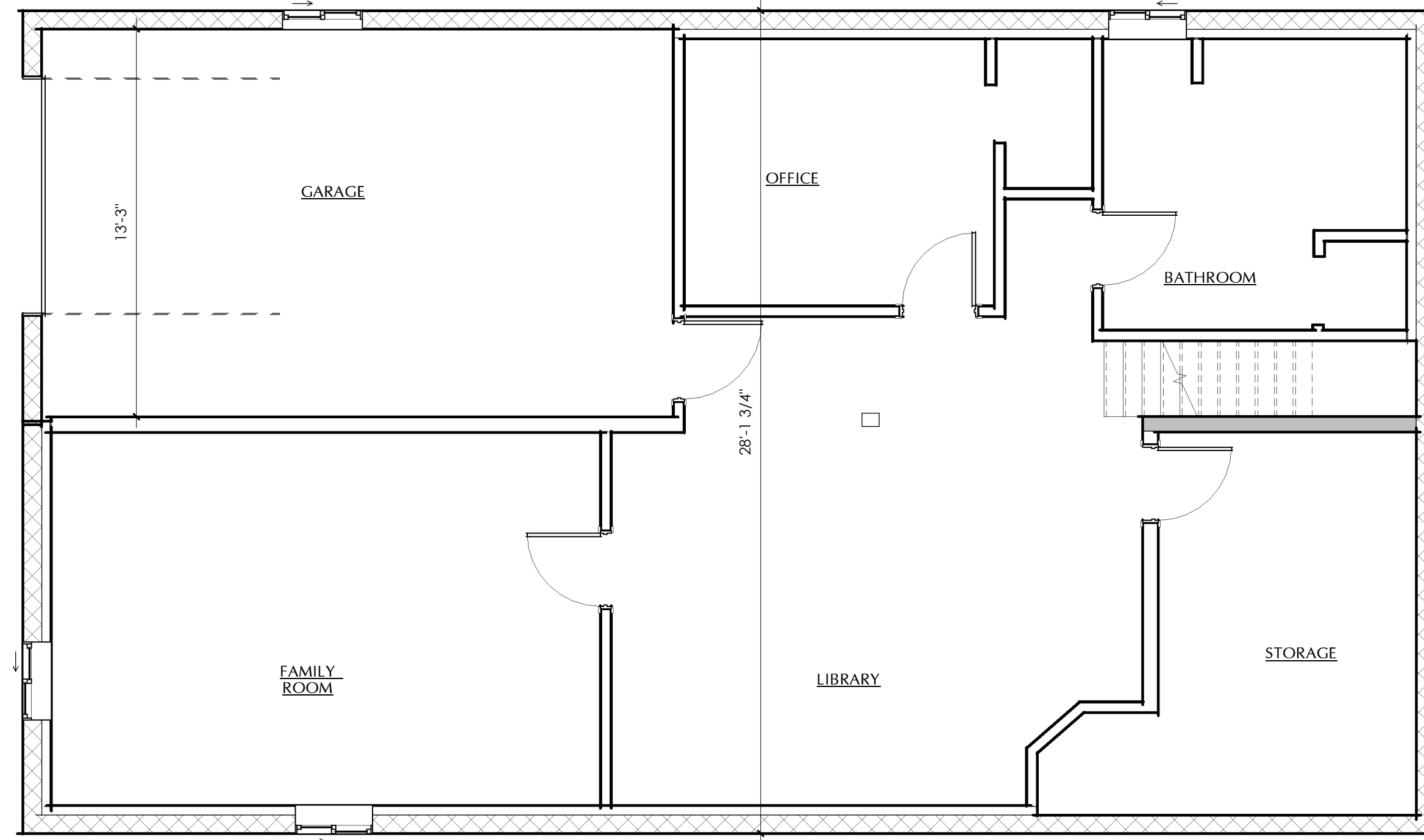
DRAWING TITLE:
SITE PLAN

| | |
|-------------------|------------------------|
| DRAWN BY: SW | SHEET: 2 of 6 |
| DATE: 05/23/25 | SCALE: As indicated |

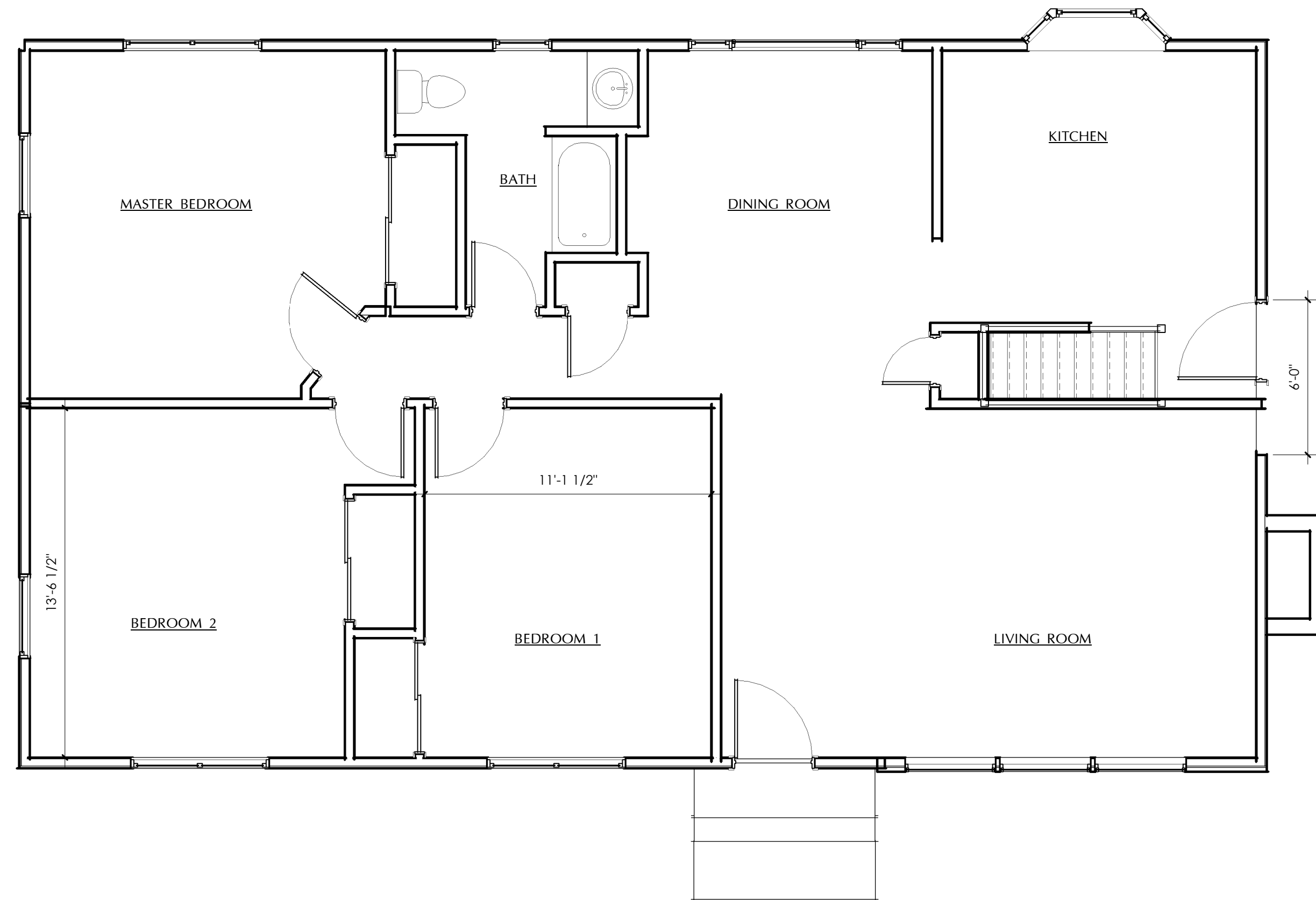
DRAWING NO.
2SP1.0

PROJECT PHASE:
SD

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD



1 EXISTING LOWER LEVEL PLAN
3EX1.0 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
3EX1.0 1/4" = 1'-0"



3 EXISTING PHOTO RIGHT
3EX1.0 1/4" = 1'-0"



4 EXISTING PHOTO LEFT
3EX1.0 1/4" = 1'-0"

© COPYRIGHT 2017 WHALEN ARCHITECTURE, PLLC

WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

| REVISIONS / ISSUE DATES | NO. | DISCRIPTION | DATE |
|-------------------------|-----|-------------|------|
| ISSUED FOR REVIEW | SW | 12/26/24 | |
| ISSUED FOR REVIEW | SW | 02/19/25 | |
| ISSUED FOR REVIEW | SW | 04/09/25 | |
| | | | |
| | | | |

PROJECT NAME:
Addition & Renovations to the:
Manuel Residence
53 Gold Road
Wappingers Falls, NY 12590

DRAWING TITLE:
EXISTING PLANS & PHOTOS

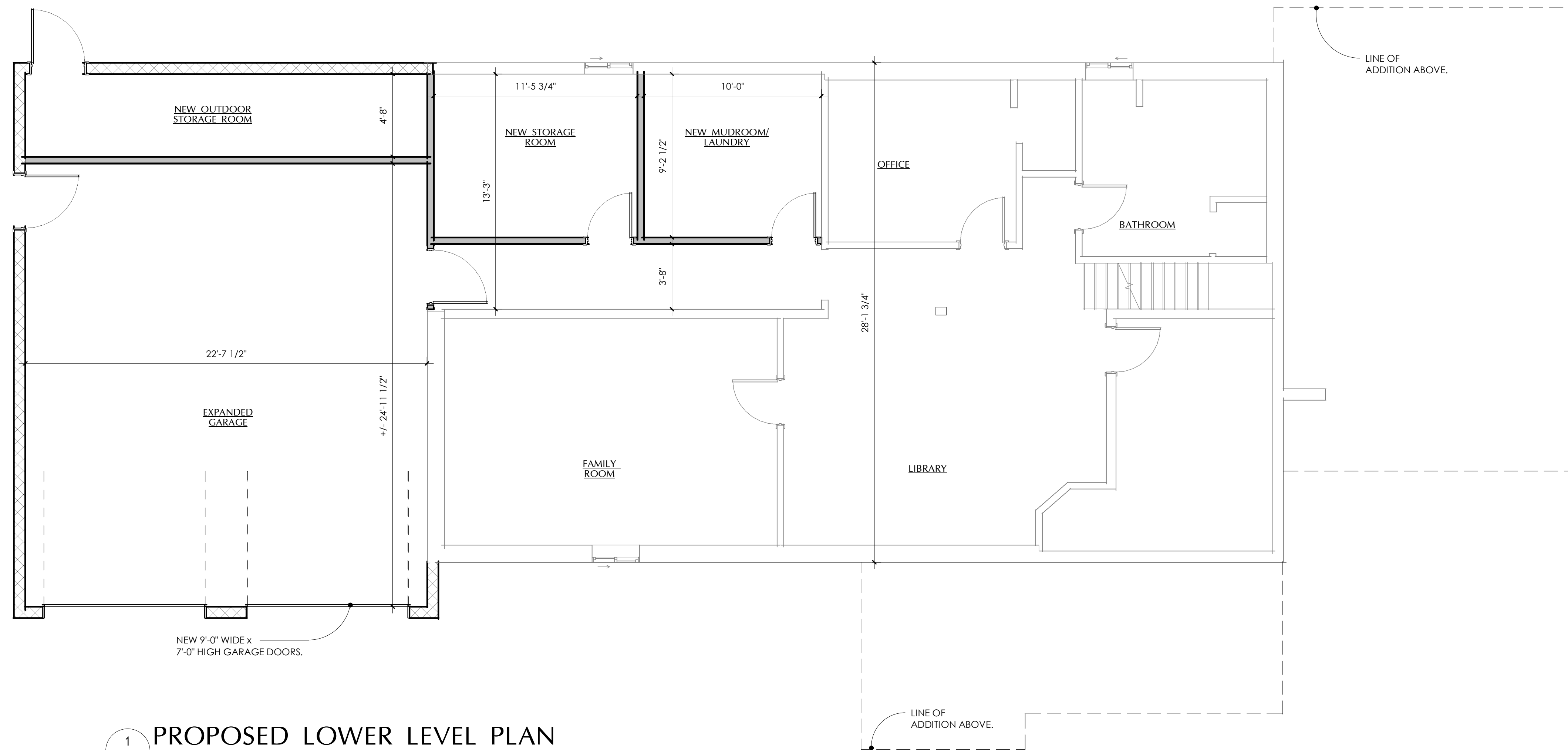
THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

| | |
|-------------------|------------------------|
| DRAWN BY: SW | SHEET: 3 of 6 |
| DATE: 05/23/25 | SCALE: 1/4" = 1'-0" |

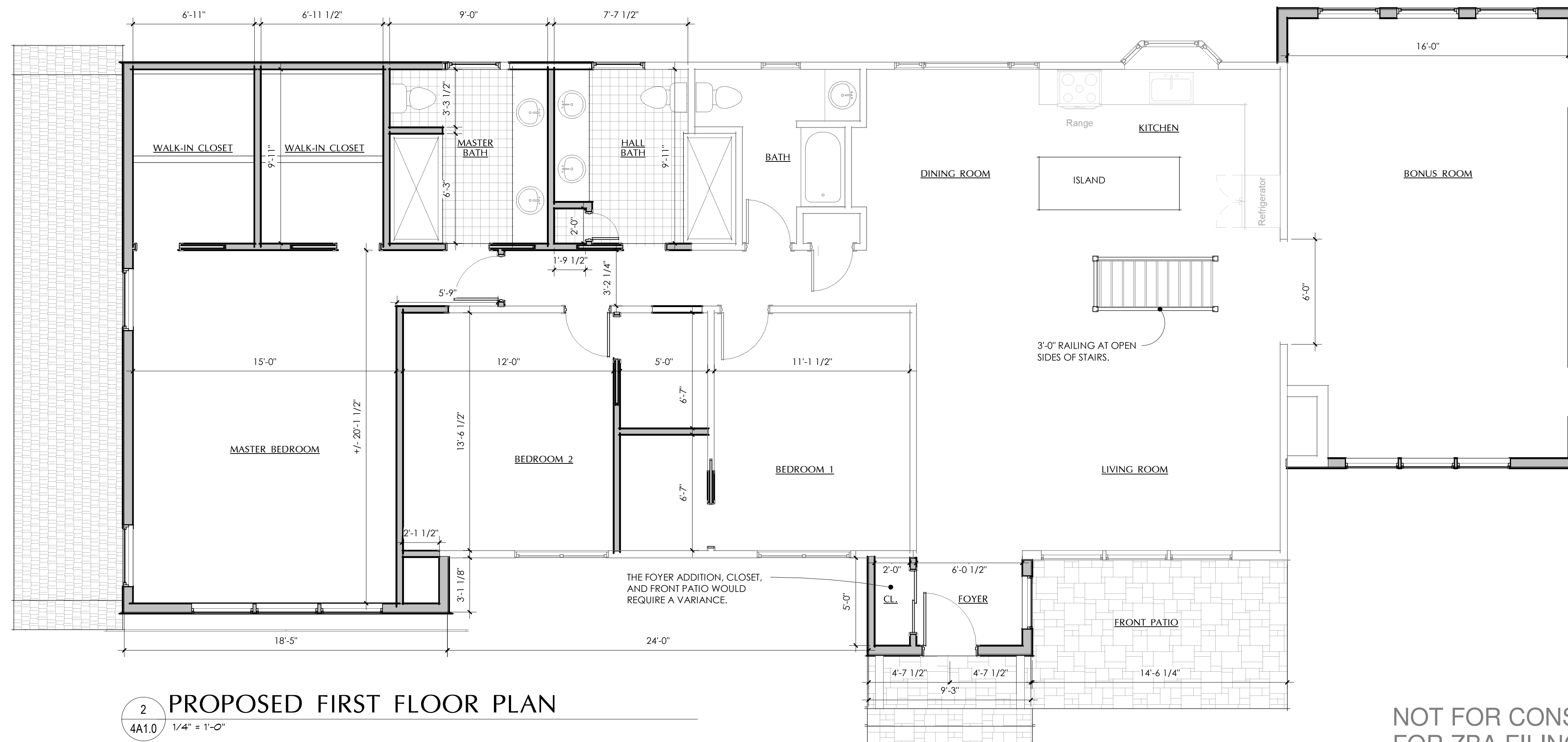
DRAWING NO.
3EX1.0

PROJECT PHASE:
SD

NOT FOR CONSTRUCTION.
FOR ZBA FILING ONLY.
08/12/25



1 PROPOSED LOWER LEVEL PLAN
 4A1.0 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
 4A1.0 1/4" = 1'-0"

NOT FOR CONSTRUCTION.
 FOR ZBA FILING ONLY.
 08/12/25

© COPYRIGHT 2017 WHALEN ARCHITECTURE, PLLC

| REVISIONS / ISSUE DATES | NO. | DESCRIPTION | BY | DATE |
|-------------------------|-----|-------------------|----|----------|
| | | ISSUED FOR REVIEW | SW | 12/26/24 |
| | | ISSUED FOR REVIEW | SW | 02/19/25 |
| | | ISSUED FOR REVIEW | SW | 04/09/25 |

PROJECT NAME:
**Addition & Renovations to the:
 Manuel Residence
 53 Gold Road
 Wappingers Falls, NY 12590**

DRAWING TITLE:
PROPOSED LOWER LEVEL & 1st FLOOR PLANS

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

DRAWN BY:
 SW

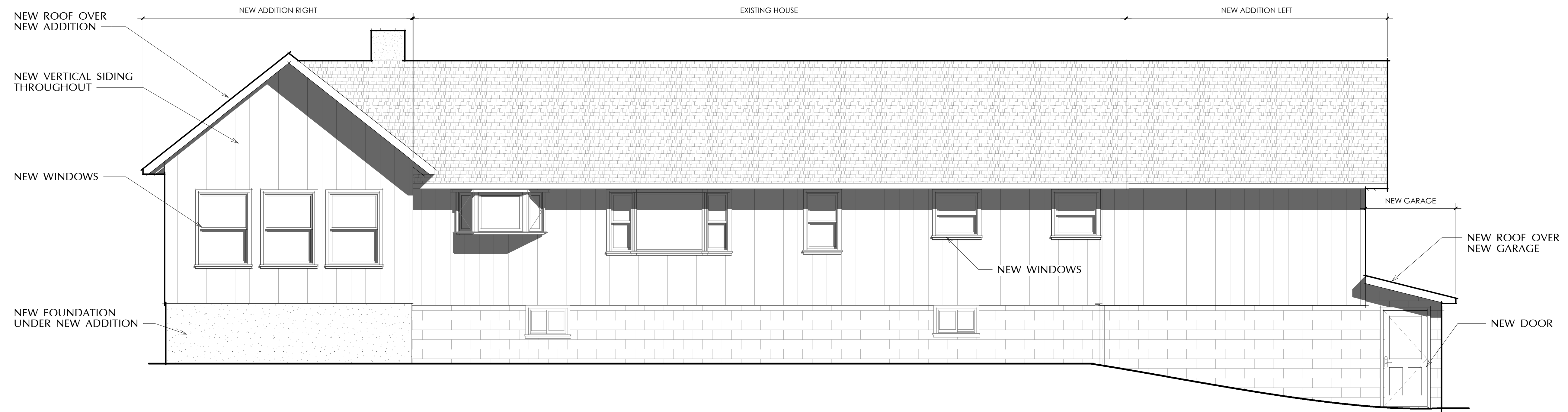
DATE:
 05/23/25

SHEET:
 4 of 6

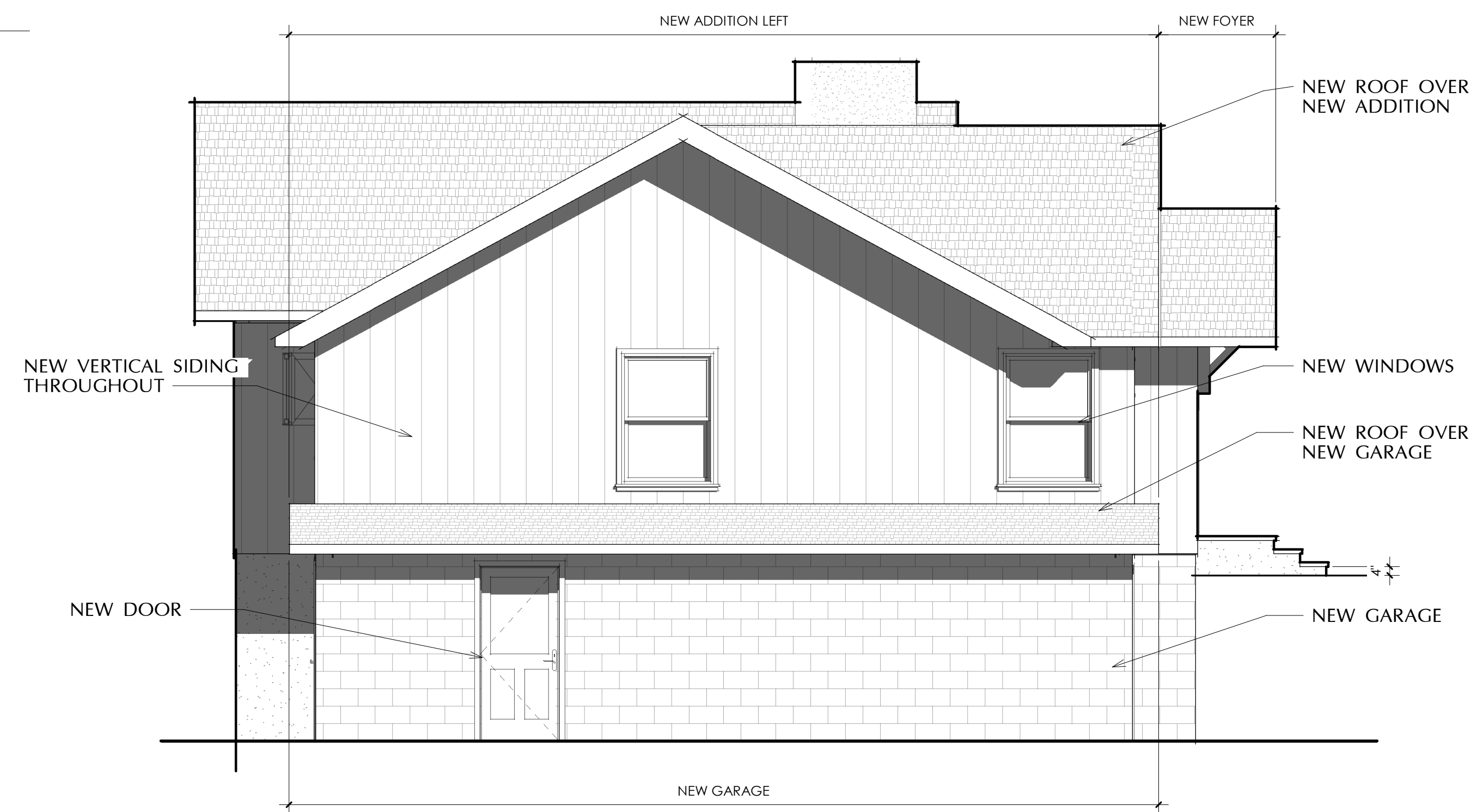
SCALE:
 1/4" = 1'-0"

DRAWING NO.
4A1.0

PROJECT PHASE:
 SD



1 BACK ELEVATION
6A2.1 1/4" = 1'-0"



2 LEFT ELEVATION
6A2.1 1/4" = 1'-0"

© COPYRIGHT 2017 WHALEN ARCHITECTURE PLLC

WHALEN ARCHITECTURE pllc
1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

| REVISIONS / ISSUE DATES | NO. | DISCRIPTION | ISSUED FOR REVIEW | BY | DATE |
|-------------------------|-----|-------------|-------------------|----|----------|
| | | | | SW | 04/09/25 |

PROJECT NAME:
**Addition & Renovations to the:
Manuel Residence**
53 Gold Road
Wappingers Falls, NY 12590

DRAWING TITLE:
BACK AND RIGHT EXTERIOR ELEVATIONS

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

| | |
|-------------------|------------------------|
| DRAWN BY: SW | SHEET: 6 of 6 |
| DATE: 05/23/25 | SCALE: 1/4" = 1'-0" |

DRAWING NO.
6A2.1

PROJECT PHASE:
SD

NOT FOR CONSTRUCTION.
FOR ZBA FILING ONLY.
08/12/25