

· 1148-1152 ROUTE 9 ·
· TOWN OF WAPPINGER · NY ·
VARIANCE REQUEST

PREPARED FOR
HVA REALTY LLC
251 E MAIN STREET
ELMSFORD, NY 10523



LOCATION MAP

N.T.S.

AREA MAP

N.T.S.

Adjacent Landowners

<u>Map ID</u>	<u>Parcel Number</u>	<u>Name</u>	<u>Address</u>
1	6257-04-743178	AVR Wappingers, LLC.	1 Executive Blvd, Yonkers, New York 10701
2	6257-04-703107	DCH Investments, Inc.	PO Box 80615, Indianapolis, Indiana 46280
3	6257-04-649068	1147 Route 9 LLC	1289 Route 9, Ste. 9, Wappingers Falls, New York 12590
4	6257-04-632086	Lois Family Partnership Ltd.,	312 Titusville Rd., Poughkeepsie, New York 12603
5	6257-04-680140	Meadowbrook Realty LLC,	8 Two Mile Rd, Farmington, Connecticut 06032

Zone Classification	H-B (Highway Business District)
Tax Map Parcel No.	135689-6157-04-690127
Topographic Datum	USGS (1929 NVGD)
Total Acreage:	4.57 +/- Ac.
Water Supply:	Central Water
Sewage Disposal:	Central Sewer
Predominant Soil Type:	Dutchess - Cardigan Complex

<u>Parking Calculations:</u>	<u>Approved</u>	<u>Existing</u>	<u>Proposed</u>	<u>Bulk Regulations:</u>	<u>Required</u>	<u>Proposed</u>
Visitor Parking (Per Bldg/Total)				Minimum Area	2 Ac	4.57 Ac.
New Customer	7/12	7/12	--	Minimum Lot Width (feet)	150'	250' +
Handicap	4/8	4/8	--	Maximum Depth (feet)	200'	800.77'
Service	8/16	8/16	--	Minimum street frontage (feet)	150'	249.59'
Total	19/36	19/36	--	Minimum Front Yard (feet) from:		
Employee (Req'd = 2/3 x # of Employees)	16/32*	16/32*	--	County/State Highway	75	122.5'
Total Vehicle Parking Spaces	35/68	35/68	35/68	Center Line of other Street	75	--
Vehicle Storage Space				Front Lot Line of other Street	75	--
Display Along Frontage	3/6	3/6	--	Minimum Side Yard (feet)	10	10.12'
Display Not Along Frontage	9/13	6/11	--	Minimum Rear Yard (feet)	30	
Pre-Owned Display/Storage	16/32	16/32	--	Maximum Building Height (stories/feet)	2.5/35	2.5/35'
Vehicle Storage	26/52	26/52	--	Maximum Building Coverage (percent)	25%	14% (27,461 S.F.)
Vehicle Storage (Gravel Parking)	--	18/38	67/134**			
Total Vehicle Storage Spaces	54/103	72/139	122/214	Maximum floor area ratio	0.4	0.15
Total Number of Vehicles On-Site	89/171	107/207	157/219	Maximum impervious surface (percent)	75%	77% (3,51AC)

Notes:

All conditions of the final resolution for the approval of the plans "Amended Site Plan" prepared by John E. Railing P.E. P.C., approved by the Planning Board on July 8, 1998 shall apply unless specified hereon.

There shall be no cars parked on un-designated parking spaces, on the landscaped islands, within maneuvering aisles or within fire lanes.

* the calculation for the required total of employee parking spaces is based upon a projected maximum of 32 employees.

** Includes 36 existing non-approved gravel overflow spaces

<u>Bulk Regulations:</u>	<u>Required</u>	<u>Proposed</u>
Minimum Area	2 Ac	4.57 Ac.
Minimum Lot Width (feet)	150'	250' +
Maximum Depth (feet)	200'	800.77'
Minimum street frontage (feet)	150'	249.59'
Minimum Front Yard (feet) from:		
County/State Highway	75	122.5'
Center Line of other Street	75	--
Front Lot Line of other Street	75	--
Minimum Side Yard (feet)	10	10.12'
Minimum Rear Yard (feet)	30	
Maximum Building Height (stories/feet)	2.5/35	2.5/35'
Maximum Building Coverage (percent)	25%	14% (27,461 S.F.)
Maximum floor area ratio	0.4	0.15
Maximum impervious surface (percent)	75%	77% (3.51AC 152,952 S.F.)***
Minimum landscaped open space	25%	23% (1.06AC 46,117 S.F.)***
Minimum parking setback (feet) From:		
Front Lot Line	--	--
Side and rear lot line	--	--
***Variance Required		

Owner/Applicant

HVA Realty, LLC
251 E Main Street
Elmsford, NY 10523

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

Sean Coughlin

DATE _____

Town of Wappinger Zoning Board of Appeals

APPROVED BY RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE TOWN OF WAPPINGER NEW YORK ON THE _____ DAY

OF _____, 2025 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE,

MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

TOWN OF WAPPINGER ZONING BOARD OF APPEALS

SIGNED THIS _____ DAY OF _____, 2025

JOHN LORENZINI TOWN OF WAPPINGER ZONING BOARD OF APPEALS CHAIR

IT IS A VIOLATION OF NEW YORK STATE EDUCATION
LAW FOR ANY PERSONS TO ALTER THESE PLANS,
SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Mark A Day, PE
09-08-25	
08-06-25	
Revisions 07-23-25	
Project No. 2024.401	License No. 069646

DAY | STOKOSA
ENGINEERING P.C.

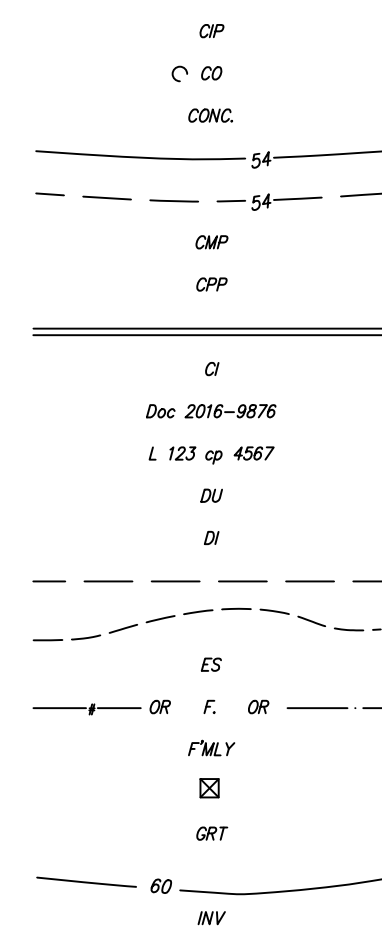
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT	
AMENDED SITE PLAN FOR HUDSON VALLEY VOLKSWAGEN	
Town of Wappinger	Dutchess County, New York

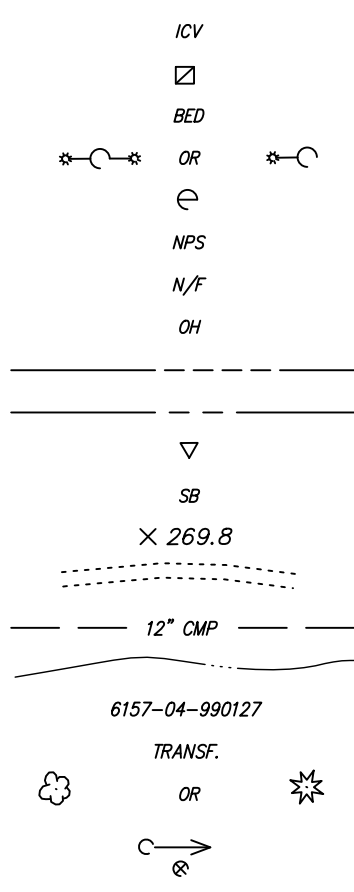
Variance Title Sheet

SCALE As Noted	DRAWN BY MAD	DRAWING No. VTS.1 1 of 3
DATE 6-4-25	CHECKED BY MAD	

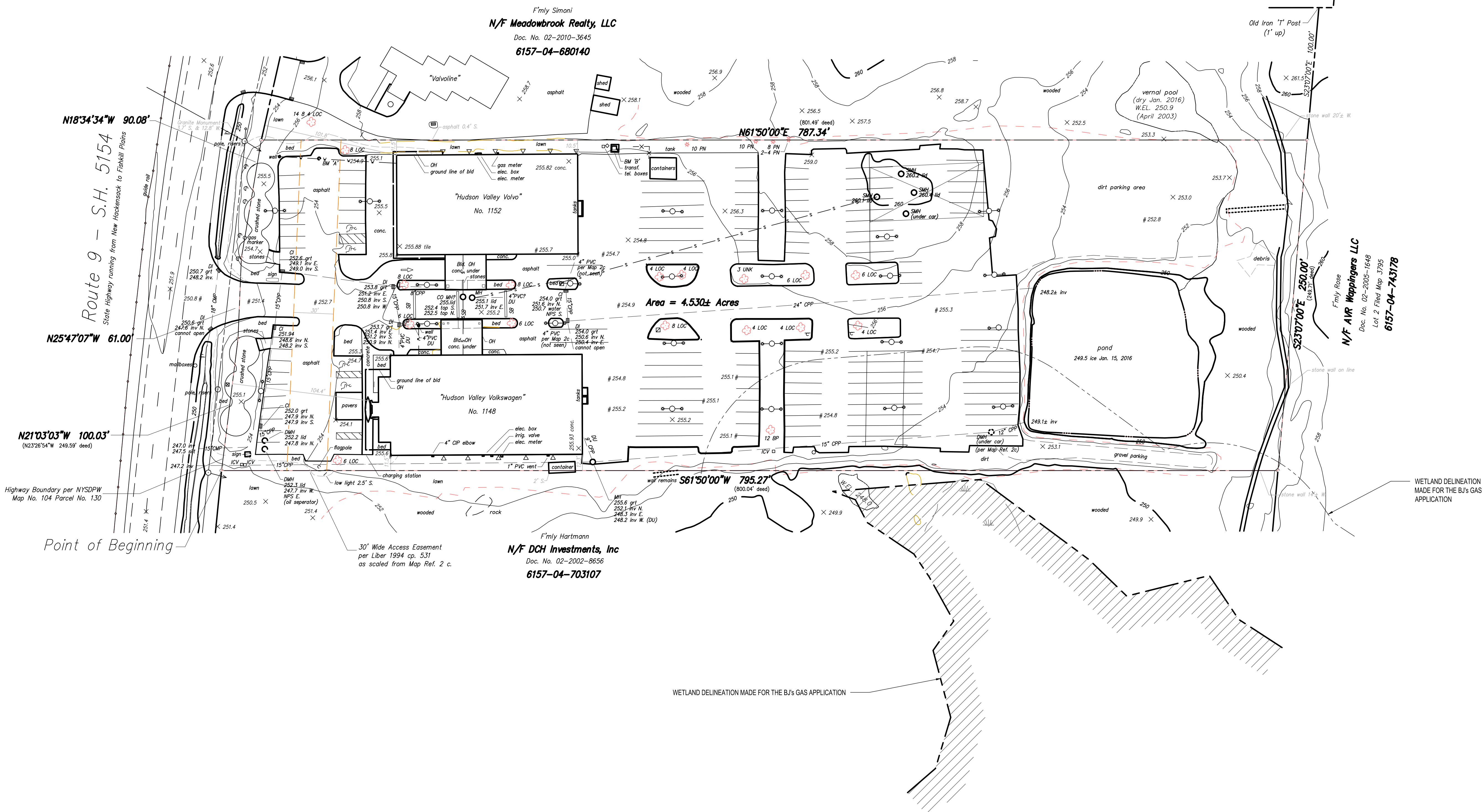
cast iron pipe
cleanout
concrete
contour
contour, obscured
corrugated metal pipe
corrugated plastic pipe
curb
curb inlet
deed document no.
deed liber and page
direction unknown
drain inlet
easement line
edge of lawn / bed
end section
fence
formerly
gas valve
grate
index contour
invert



- irrigation control valve
- junction box
- landscaped bed
- light
- low light
- no pipes seen
- now or formerly
- overhang
- overhead wires
- property line
- roof drain leader
- speed bump
- spot grade
- stone wall
- storm drain and size
- stream or pond
- tax grid no.
- transformer
- tree
- utility pole and guy
- water valve



<u>ABBREV.</u>	<u>COMMON NAME</u>
BP	bradford pear
LOC	locust
MAP	maple
UNK	unknown
3-8 tree	3 trees, 8" diam
10 12 tree	10" and 12" tree



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Town of Wappinger	Dutchess County, New York

Existing Conditions

SCALE 1' = 40'	DRAWN BY MAD	DRAWING No. VEC.1 2 of 3
DATE 6-4-25	CHECKED BY MAD	

