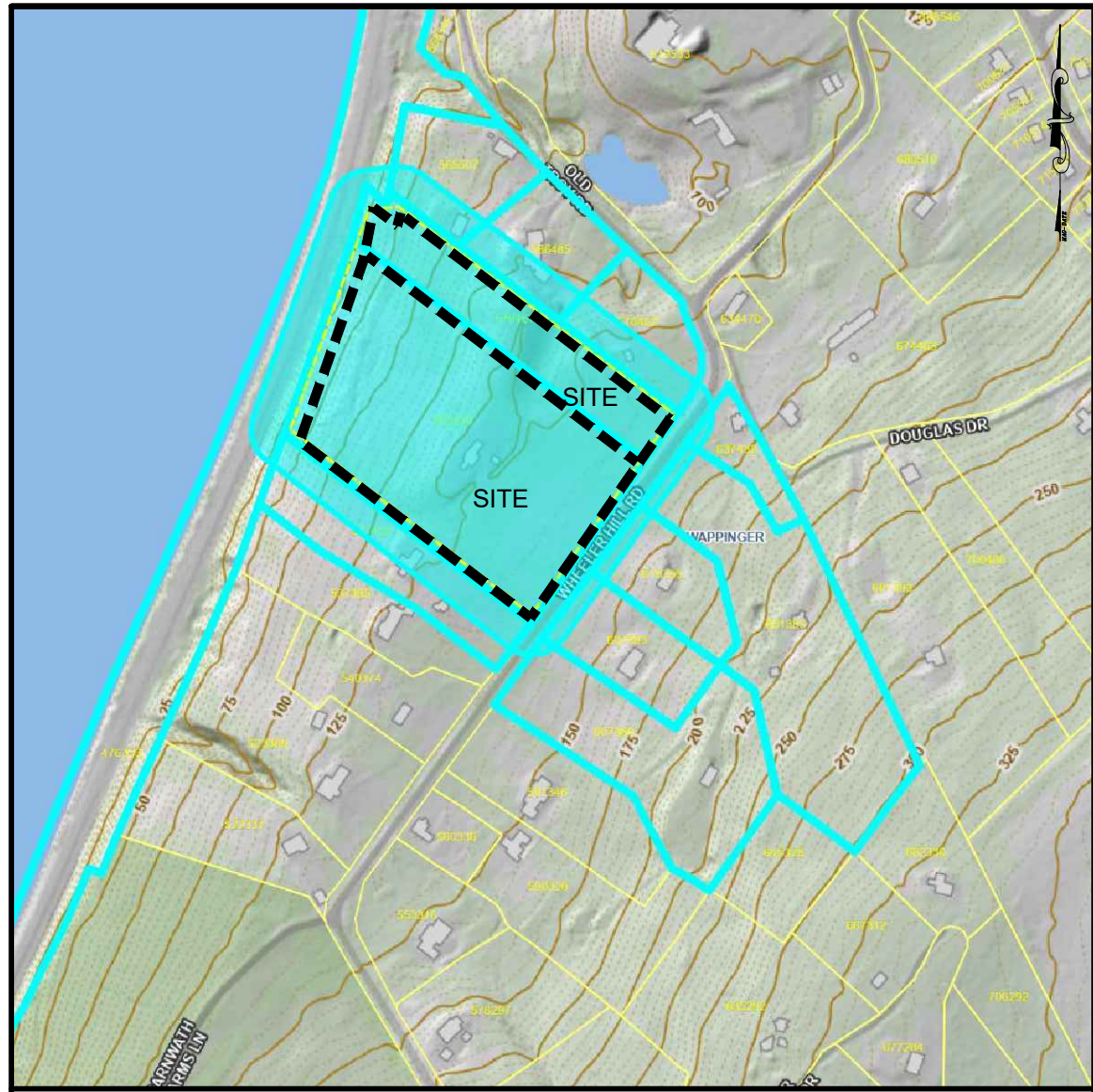




LOCATION MAP

SCALE: 1" = 500'

ADJOINING OWNERS - 100' PER DC GIS:

CONRAIL
466 LEXINGTON AVE
NEW YORK, NY 10017
FOR PROPERTY: 13568900605700034763530000

DANILO A. DIKONO
660 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700045634390000

DANILO A. DIKONO
660 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700045794670000

ARMAND J. FUMARELLO
141 BROOKROCK RD
WAKEFIELD, RI 02879
FOR PROPERTY: 13568900605700046073600000

MARTIN K. GLEMBOTZKY
647 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700046374320000

O'DONNELL FAMILY LIMITED
640 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700045864850000

O'DONNELL FAMILY LIMITED
640 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700046104620000

STEPHANIE J. PRATT
21 OLD TROY RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 135689006057000225655070000

SURYA SAYED-GANGULY
2077 5TH AVE
APT PH A
NEW YORK, NY 10035
FOR PROPERTY: 13568900605700046513850000

MARLEEN M. SOBICZAK, TRUSTEE
663 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700046183990000

MARGARET M. WALKER
675 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700046073630000

HLAPE WIN
680 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 13568900605700045474090000

ZONE CLASSIFICATION

R80

PARCEL A
EXISTING USE
TAX MAP PARCEL NO
TOTAL AREA
OWNER

RESIDENTIAL DWELLING
135689-6057-04-563439
10.21 ACRES
O'DONNELL FAMILY LIMITED PARTNERSHIP
640 WHEELER HILL ROAD,
WAPPINGERS FALLS, NY 12590
660 WHEELER HILL RD
WAPPINGERS FALLS, NY 12590

ADDRESS:

PARCEL B
EXISTING USE
TAX MAP PARCEL NO
TOTAL AREA
OWNER

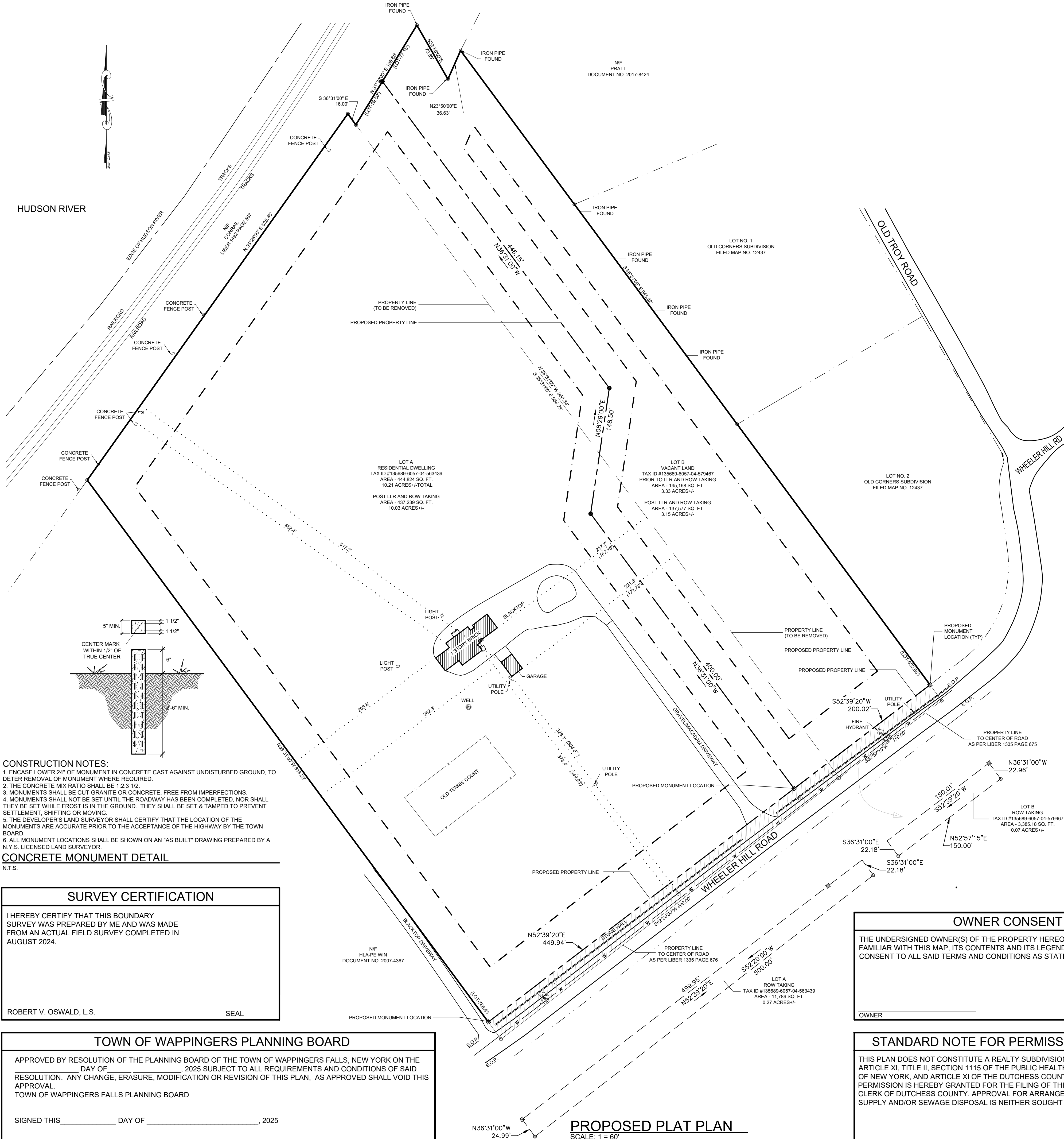
VACANT RESIDENTIAL LOT
135689-6057-04-579467
3.33 ACRES
O'DONNELL FAMILY LIMITED PARTNERSHIP
640 WHEELER HILL ROAD,
WAPPINGERS FALLS, NY 12590
WHEELER HILL RD
WAPPINGERS FALLS, NY 12590

ADDRESS:

TOTAL ACREAGE: 13.54 AC.
WATER SUPPLY: INDIVIDUAL WATER SERVICE
SEWAGE DISPOSAL: UNITED WAPP SWR DIST
TOWN ROAD: WHEELER HILL ROAD

Town of Wappingers (R-80)

Bulk Regulations:	Required	EXISTING LOT A	EXISTING LOT B	PROPOSED LOT A	PROPOSED LOT B
Minimum Lot Area (sf)	80,000	444,747	145,054	437,239	137,577
Minimum lot width (feet)	200	500'	150'	449.94'	200'
Minimum lot depth (feet)	200	945'	966'	921	941'
Minimum lot frontage (feet)	50	500'	150'	449.94'	200'
Maximum dwelling units per net lot area	--	--	--	--	--
Minimum Front Yard (feet) from:					
Town highway	50	374'	-	349'	-
Minimum side yard (feet)	40	203'/217'	-	203'/167'	-
Accessory building <15 feet high and < 200 square feet	10	262'/221'	-	262'/171'	-
Minimum rear yard (feet)	50	452'	-	69'	-
Accessory building <15 feet high and < 200 square feet	10	517'	-	N/A	-
Maximum building height (stories/feet)	2.5/35	2.5/35	-	2.5/35	-
Maximum building coverage	15%	6.5%	-	6.5%	-
Maximum floor area ratio	0.15	0.06	-	0.06	-



CONSTRUCTION NOTES:
1. ENCASE LOWER 24" OF MONUMENT IN CONCRETE CAST AGAINST UNDISTURBED GROUND, TO DETER REMOVAL OF MONUMENT WHERE REQUIRED.
2. THE CONCRETE MIX RATIO SHALL BE 1:2.3 1/2.
3. MONUMENTS SHALL BE CUT GRANITE OR CONCRETE, FREE FROM IMPERFECTIONS.
4. MONUMENTS SHALL NOT BE SET UNTIL THE ROADWAY HAS BEEN COMPLETED, NOR SHALL THEY BE SET WHILE FROST IS IN THE GROUND. THEY SHALL BE SET & TAMPED TO PREVENT SETTLEMENT, SHIFTING OR MOVING.
5. THE DEVELOPER'S LAND SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE MONUMENTS ARE ACCURATE PRIOR TO THE ACCEPTANCE OF THE HIGHWAY BY THE TOWN BOARD.
6. ALL MONUMENT LOCATIONS SHALL BE SHOWN ON AN "AS BUILT" DRAWING PREPARED BY A N.Y.S. LICENSED LAND SURVEYOR.

CONCRETE MONUMENT DETAIL
N.T.S.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED IN AUGUST 2024.

ROBERT V. OSWALD, L.S.

SEAL

TOWN OF WAPPINGERS PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, 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 WAPPINGERS FALLS PLANNING BOARD

SIGNED THIS DAY OF , 2025

TOWN OF WAPPINGER PLANNING BOARD CHAIR



VICINITY MAP

SCALE: 1" = 500'

SITE SPECIFIC NOTES:

- IT IS THE INTENT OF THE APPLICANT-OWNER TO REALIGN THE COMMON BOUNDARY LINE BETWEEN PARCEL 135689-6057-04-563439-0000 AND PARCEL 135689-6057-04-579467-0000. THE REALIGNMENT WILL ALLOW A POTENTIAL BUILDING LOT TO BE CONSTRUCTED ON PARCEL 135689-6057-04-579467-0000 MEETING THE MINIMUM BUILDING WIDTH AT THE BUILDING LINE.
- THE BOUNDARY, TOPO, AND AS-BUILT FOUNDATION LOCATION INFORMATION AS TAKEN FROM THE BOUNDARY AND TOPOGRAPHY PERFORMED BY ROBERT V. OSWALD L.S. AUGUST 2025.
- A PORTION OF LOT A AND LOT B SHALL BE CONVEYED TO THE TOWN OF WAPPINGER FOR HIGHWAY MAINTENANCE AS SHOWN.

LEGEND

- EXISTING WATER MAIN
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE REMOVED
- ADJOINING PROPERTY LINE
- EXISTING FENCE LOCATION
- EXISTING STONE WALL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- LIGHT POST
- EXISTING WELL
- EXISTING UTILITY POLE
- PROPOSED MONUMENT

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.

Brian J. Stokosa, PE	
Revisions	Project No. 2025.391 License No. 083970
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Wappingers Falls, New York (845)-223-3202	
PROJECT 660 WHEELER HILL ROAD LLR	
Town of Wappingers Dutchess County, New York	
DRAWING PROPOSED PLAT PLAN	
SCALE No Scale	DRAWN BY BJS
DATE 9-2-25	CHECKED BY BJS
DRAWING NO. 1 1 of 1	

OWNER CONSENT

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

OWNER

DATE

STANDARD NOTE FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DATE