

PAVEMENT SECTION DETAIL
NOT TO SCALE

ADJACENT PROPERTY OWNERS

13-5689-6156-02-794847
CONTRAIL, LLC
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

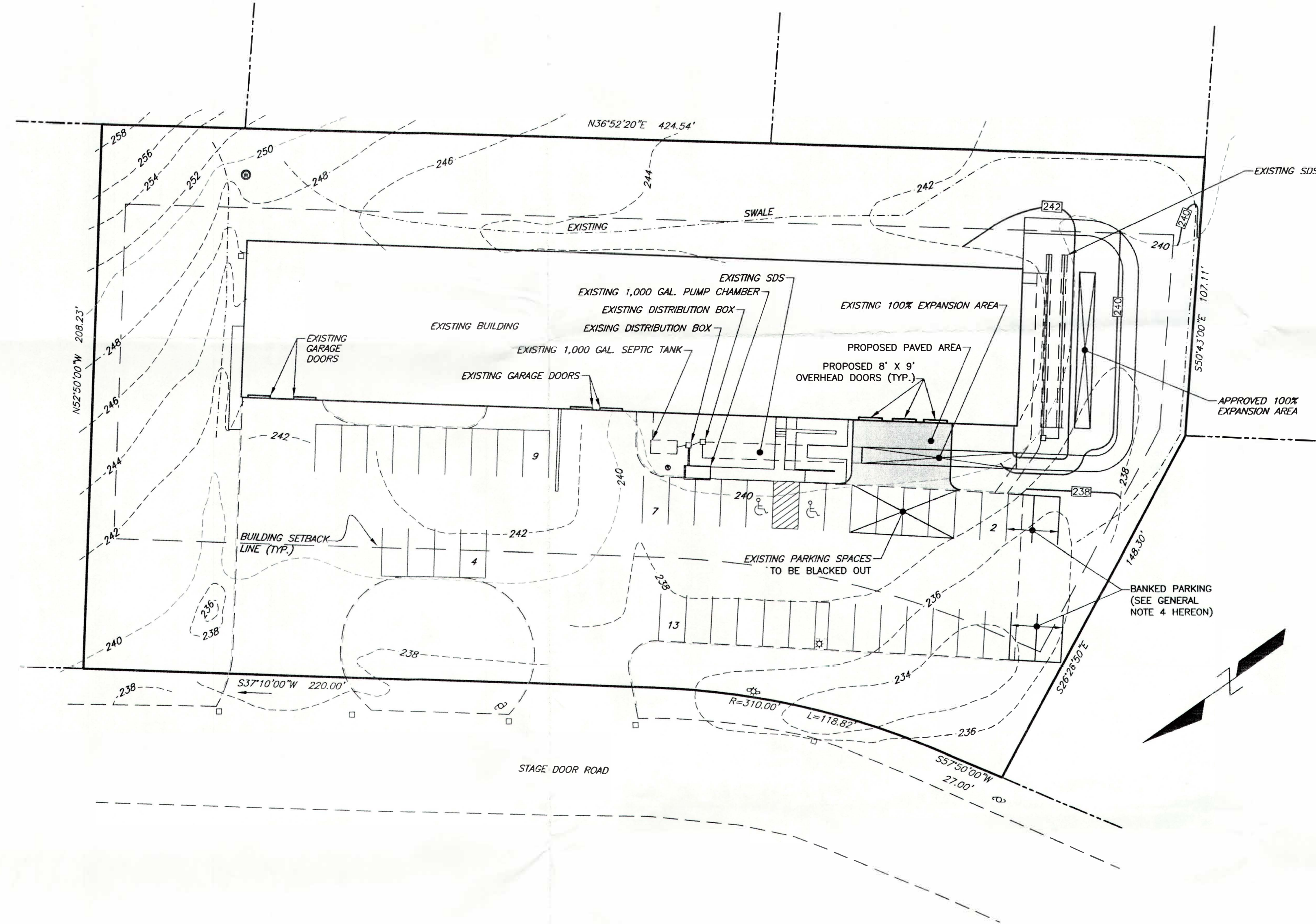
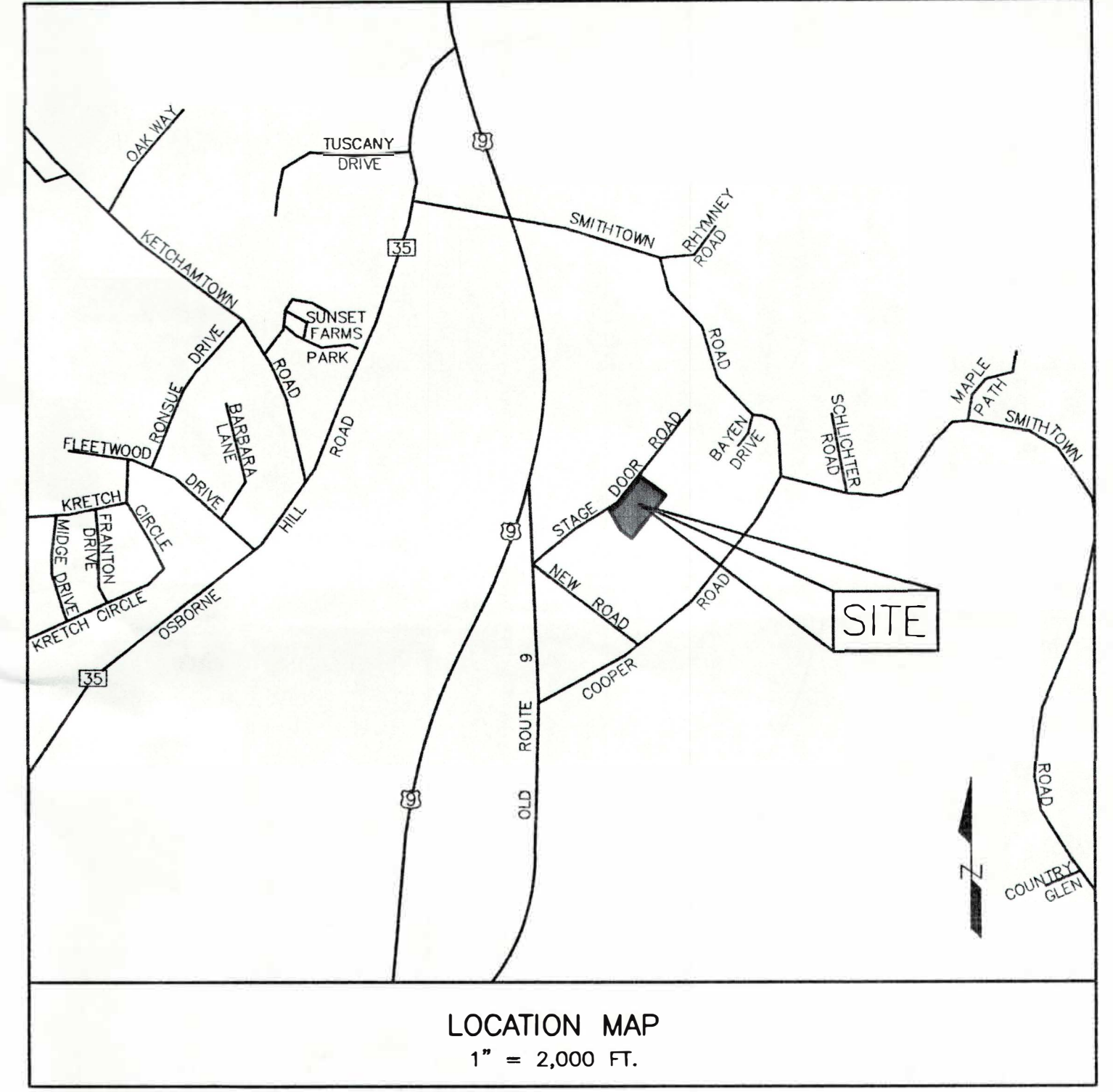
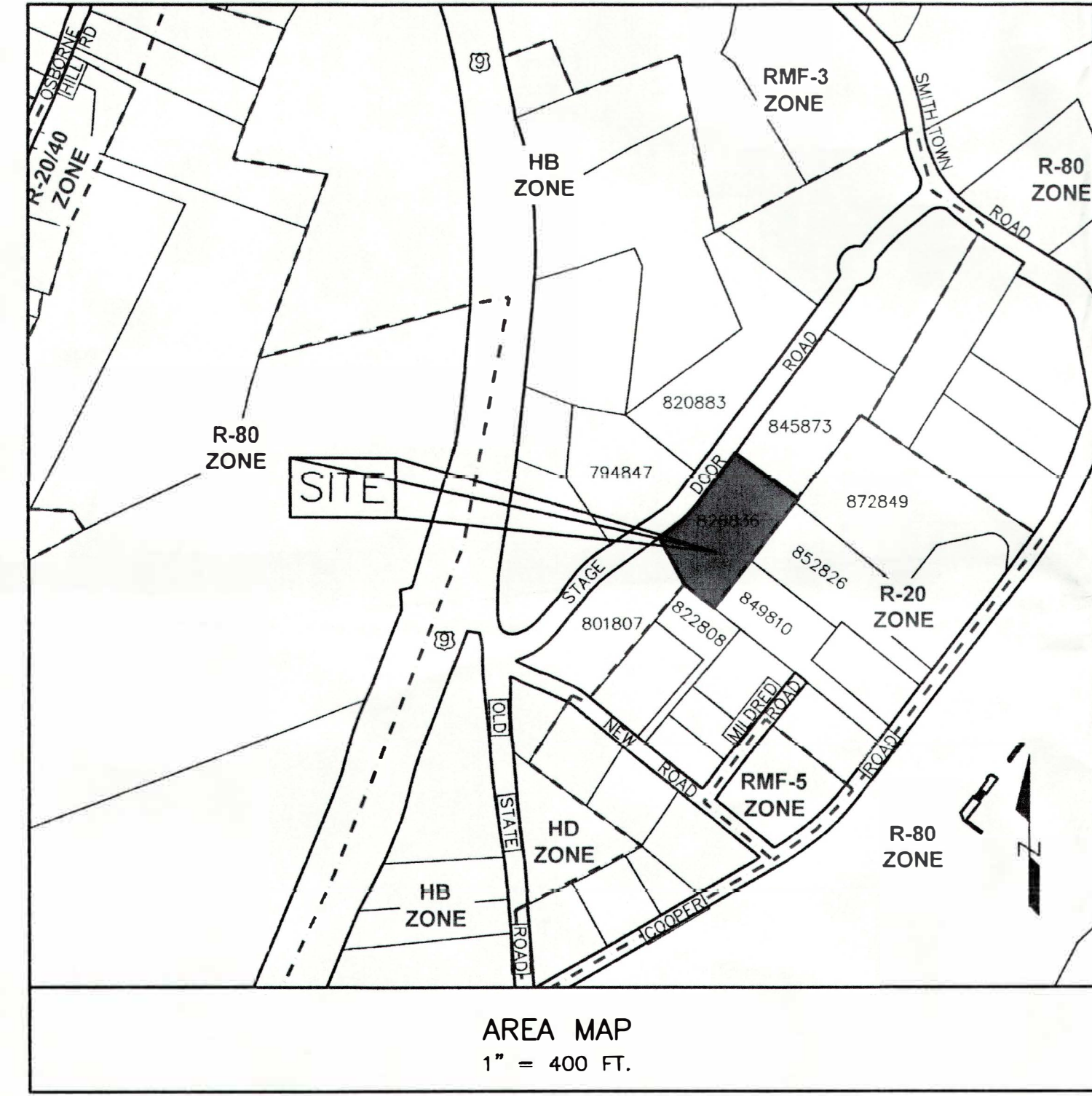
13-5689-6156-02-820883
GLOBAL SATELLITE, LLC
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

13-5689-6156-02-845873
DANIEL J SILVESTRI, JR.
39 WELLSLY PLACE
WAPPINGERS FALLS, NY 12590

13-5689-6156-02-872849
13-5689-6156-02-852826
13-5689-6156-02-849810
ELEVADO PROPERTIES INC
PO BOX 437
FISHKILL, NY 12524

13-5689-6156-02-822808
AA TOTAL REALTY CORP
2355 12TH ST W
BROOKLYN, NY 11223

13-5689-6156-02-801807
LOMBARDI EQUITIES CO
4 STAGE DOOR ROAD
FISHKILL, NY 12524



- GENERAL NOTES
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE ENGINEERING LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - BOUNDARY AND EXISTING TOPOGRAPHY IS TAKEN FROM A MAP ENTITLED A SITE PLAN PREPARED FOR THE BEDDING GALLERY, PREPARED BY C. BRADLEY LYNCH, ARCHITECT, HYDE PARK, NY 12538 AND DATED MAY 20, 1992.
 - THIS AMENDED SITE PLAN ONLY INVOLVES THE INSTALLATION OF GARAGE DOORS AND DOES NOT INVOLVE A CHANGE IN USE.
 - LAND BANKED PARKING AS SHOWN HEREON SHALL BE BUILT/INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN IN FUTURE AS NEEDED.

BUILDING USE TABLE

EXISTING:	1st FLOOR	2nd FLOOR	TOTAL
WAREHOUSE	14,500 sq. ft.	6,500 sq. ft.	21,000 sq. ft.
RETAIL	2,000 sq. ft.	---	2,000 sq. ft.
OFFICE	1,500 sq. ft.	5,500 sq. ft.	7,000 sq. ft.

SCHEDULE OF PARKING REGULATIONS

PARKING SPACES REQUIRED:

21,000 sq. ft. WAREHOUSE	x (1 SPACE/1,000 sq. ft.)	=	21.0 SPACES
2,000 sq. ft. RETAIL	x (1 SPACE/150 sq. ft. Ground Floor)	=	13.3 SPACES
7,000 sq. ft. OFFICE	x (1 SPACE/300 sq. ft.)	=	23.3 SPACES
			TOTAL REQUIRED: 58 SPACES

EXISTING PARKING SPACES PROVIDED: 39 SPACES

EXISTING USES:

DURANTS PARTY RENTALS:	2 EMPLOYEE SPACES
SERVICALL WINDOW & DOOR CORP.:	3 EMPLOYEE SPACES
GIGGLES GLASS & GIFTS:	4 EMPLOYEE SPACES
VISITORS/CUSTOMER:	10 SPACES
TOTAL: 19 SPACES	

PROPOSED PARKING SPACES PROVIDED: 35 SPACES
19 (NO CHANGE IN USE) - SEE EXISTING ABOVE

SCHEDULE OF BULK REGULATIONS

DISTRICT: HB - HIGHWAY BUSINESS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2 acres	2.0 acres	2.0 acres
MINIMUM LOT WIDTH	150 ft.	387 ft.	387 ft.
MINIMUM LOT DEPTH	200 ft.	210 ft.	210 ft.
MINIMUM STREET FRONTAGE	150 ft.	358.8 ft.	358.8 ft.
MINIMUM FRONT YARD FROM:			
COUNTY/ STATE HWY (U.S. RTE. 9)	75 ft.	N/A	N/A
CL OF OTHER STREET	75 ft.	136 ft.	136 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	104 ft.	104 ft.
MINIMUM SIDE YARD	10 ft.	57.5 ft.	57.5 ft.
MINIMUM REAR YARD	30 ft.	44.4 ft.	44.4 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 stories/35 ft.	2.5 stories/35 ft.
MAXIMUM BUILDING COVERAGE	25%	20%	20%
MAXIMUM FLOOR AREA RATIO	0.4	0.2	0.2
MAXIMUM IMPERVIOUS SURFACE	75%	47%	47%
MINIMUM LANDSCAPED OPEN SPACE	25%	53%	53%

APPLICANT/OWNER:

SIGMA, LLC
312 TITUSVILLE ROAD
POUGHKEEPSIE, NY 12603

PROPERTY INFORMATION:

TAX MAP NO.: 13-5689-6156-02-826836
LOT 2, FILED MAP No. 5224

ZONING DESIGNATION:

HB - HIGHWAY BUSINESS

PROPERTY ACREAGE:

TOTAL AREA = 2.00 ACRES



TOWN OF WAPPINGER
PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON THE 16 DAY OF November, 2017, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS SITE PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 4th DAY OF DECEMBER, 2017, BY

Ben Cipriotti
CHAIRMAN
[Signature]
SECRETARY

REVISIONS

DATE:	DESCRIPTION:
11-08-17	GENERAL REVISIONS PER RESOLUTION

LEGEND

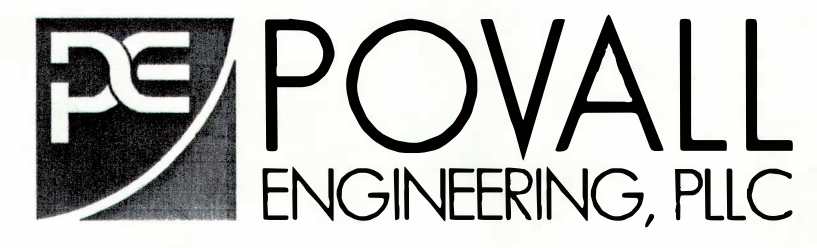
	PROPERTY LINE
	EXISTING R.O.W.
	EXISTING CONTOUR
	EXISTING SWALE
	EXISTING UTILITY POLE

OWNER'S CONSENT NOTE:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS.

[Signature]
OWNER

11-16-17
DATE



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020

3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590

TEL: (845) 897-8205
FAX: (845) 897-0042