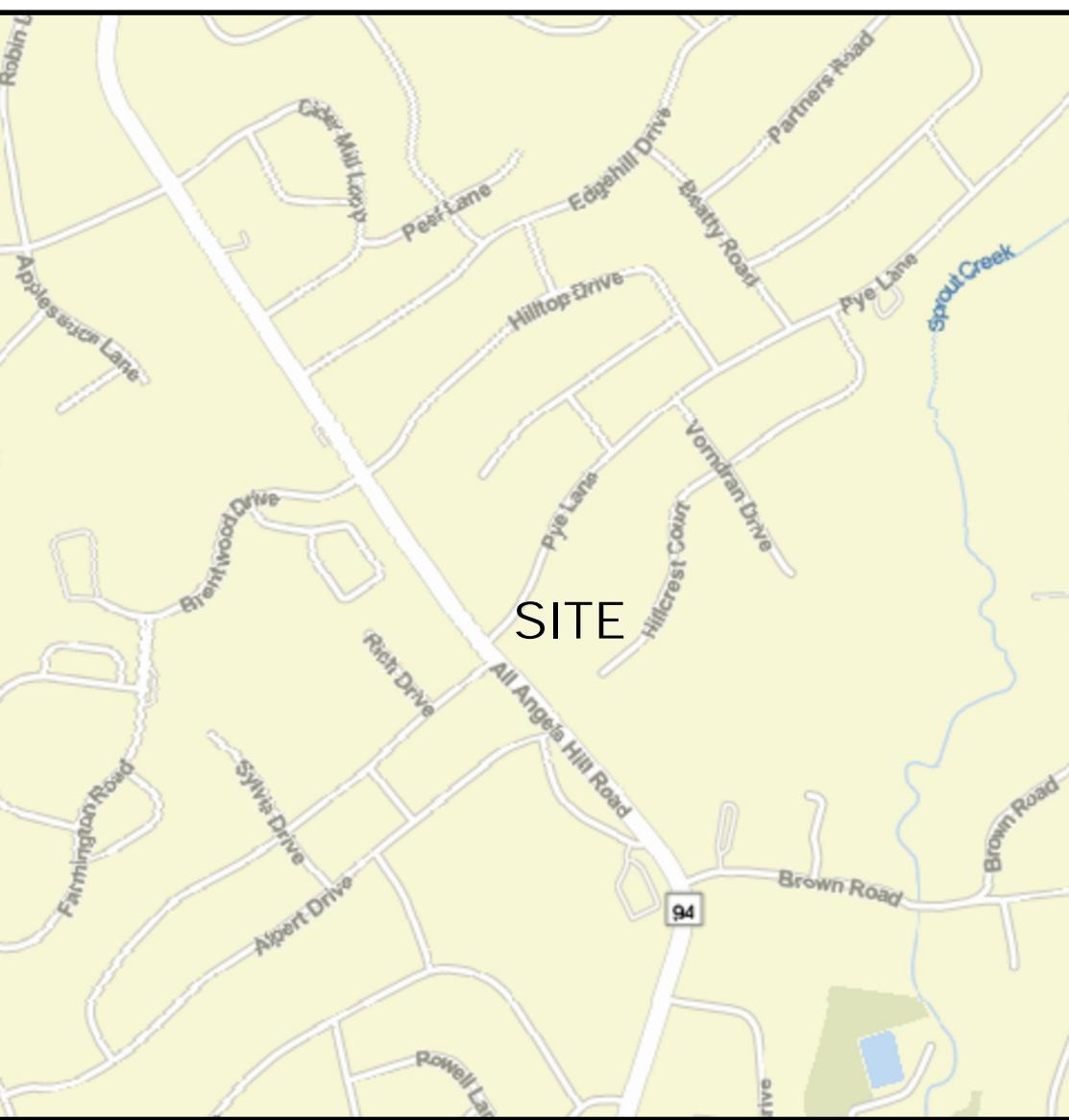


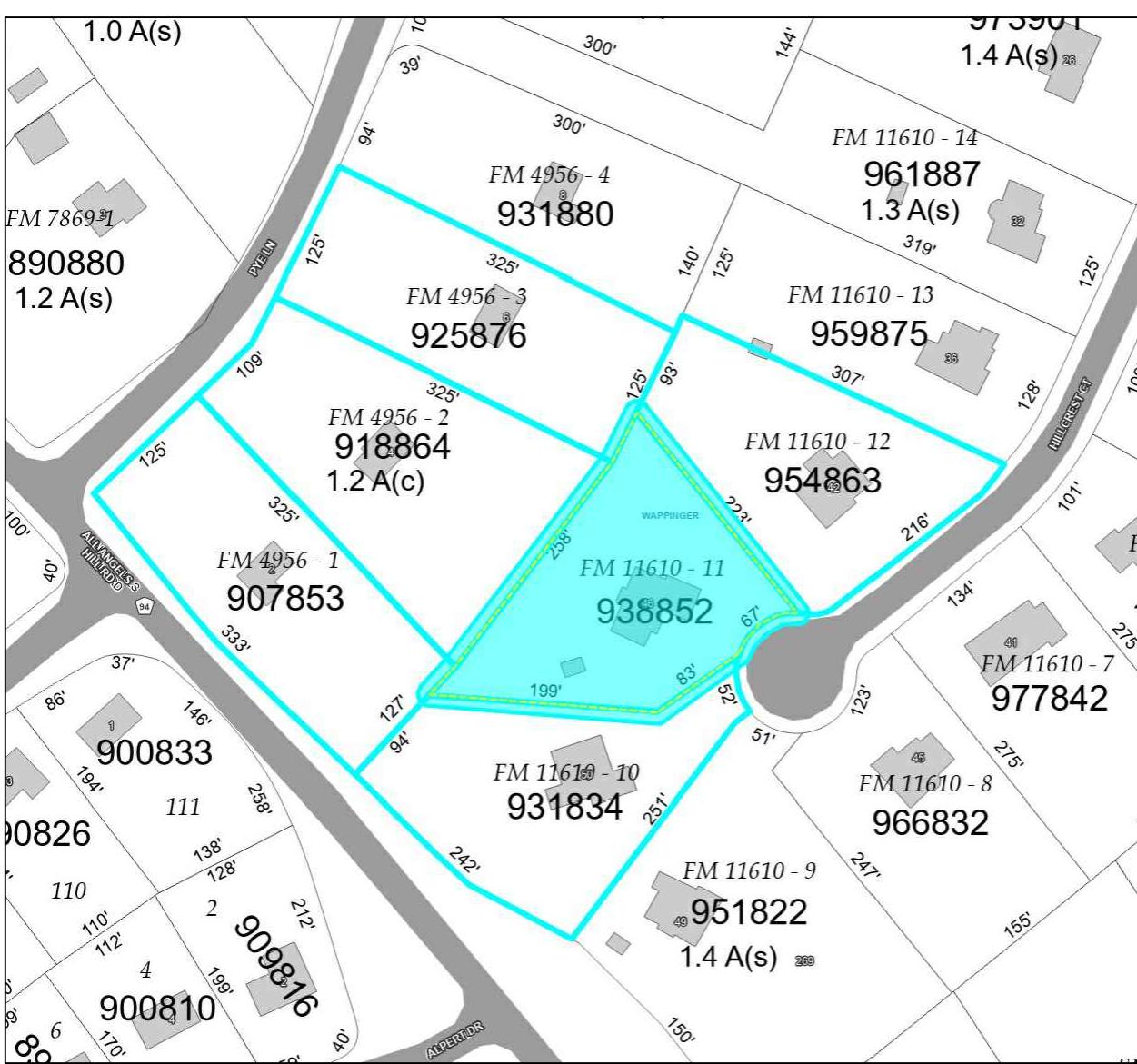
## PARCFI INFORMATION

PARCEL ID	135689-6257-02-938852		
ZONING DISTRICT:	R-40		
BULK REQUIREMENTS	MIN. REQUIREMENTS	PROVIDED	PROPOSED
MIN. AREA	40,000 SF	40,266.86 SF	40,266.86 SF
MIN. LOT WIDTH / DEPTH	125'	186' / 199.06'	186' / 199.06'
MIN. FRONTAGE	50'	186'	186'
MIN. FRONT YARD FROM TOWN ROAD	50'	54.5'	54.5'
MIN. SIDE YARD	25'	21.6'	21.6'
MIN. REAR YARD	50'	75.1'	31.8'
MAX. HEIGHT	2.5 STORIES OR 35'	2.5 STORIES	2.5 STORIES
MAX. BUILDING COVERAGE (% LOT AREA)	12	4.8%	5.9%
MAX. F.A.R.	.12	0.048	0.059



## AREA MAP

SCALE: 1" = 500'



LOT NO. 3  
ROLLING HILLS  
FILED MAP NO. 4956

LOT NO. 2  
ROLLING HILLS  
FILED MAP NO. 4956

LOT NO. 1  
ROLLING HILLS  
FILED MAP NO. 4956

LOT NO. 10  
KEENAN ACRES  
FILED MAP NO. 11610

PROPOSED 16'x28' STRUCTURE REQUIRES 19' REAR YARD SETBACK

EXISTING PLAYGROUND AREA - PEA GRAVEL SURFACE

EXISTING WATER SUPPLY

EXISTING SANITARY CLEANOUT (TYP)

EXISTING WATER SHUT OFF

EXISTING EDGE OF PAVEMENT

EXISTING SANITARY LATERAL

EXISTING SANITARY MAIN

EXISTING SANITARY MANHOLE

**HILLCREST COURT**

**EXISTING - PROPOSED CONDITIONS PLAN**  
SCALE: 1" = 40'

## Town of Wappinger Zoning Board

OWNER / APPLICANT  
GREGORY GARNER  
46 HILLCREST COURT  
WARRINGTON FALLS, NY 12500

## Owner's Consent Note

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

TOWN OF WAPPINGER ZONING BOARD 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.

# DAY | STOKOSA

## ENGINEERING P.C.

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3 Van Wyck Lane  
Wappingers Falls, New York 12590  
(845)-223-3202

AREA VARIANCE

ALB AS NOTED	DRAWN BY ALB	DRAWING No.
TE 01.12.2026	CHECKED BY BJS	1