

VICINITY MAP  
1" = 400'

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- Subject to the findings of a current title search.
- Subject to covenants, easements, restrictions, conditions, and agreements of record if any.
- Subject to any right, title or interest the public may have for highway use.
- Bearings and North shown hereon are referenced to NAD 83-NY East using Real Time Kinematic GPS observations.
- Parcel area noted hereon derived from both measured and record evidence.
- Bearings and distances shown hereon are for computational purposes only.
- Contour interval is one foot and is referenced to NAVD88 via NYSNET RTN GPS observations.

**DEED REFERENCE**

ESMR Capital LLC  
To  
Asif Mian  
Doc. No. 02 2020 53904  
Recorded 11/07/2025

**SURVEY MAP REFERENCE**

- Map entitled: "As-Built Topographic and Possession Survey", prepared by Tectonic Engineering and Surveying Consultants, PC and dated 12/12/23. (Received from Surveyor)
- Map entitled: "Survey Prepared For Steven Mapes", prepared by Dennis E. Walden. (Received from the Town of Wappinger Building Department)

**TAX PARCEL NUMBER**

Town of Wappinger, Dutchess County, New York  
Tax Parcel No. 5956-12-996561 (Parcel 1) & 5956-12-996568 (Parcel 2)

**AREA**

±0.278 Acres

**CERTIFICATIONS**

Asif Mian

**ZONING**

R-10 - One-Family Residence District

**OWNER'S CONSENT**

The undersigned owners 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.

Asif Mian

Date

**PLANNING BOARD**

Approved by resolution of the Planning Board of the Town of Wappinger, Dutchess County, New York, on the \_\_\_\_ day, of the month of \_\_\_\_\_ of the year 2026. Subject to all requirements and conditions of said resolution. Any change, erasure, modification, or revision of the plat as approved shall void the approval. Signed this \_\_\_\_ day, of the month \_\_\_\_\_ and of the year 2026.

Town of Wappinger Planning Board Chair

**LOT CONSOLIDATION PLAT**

PREPARED FOR ASIF MIAN  
RESIDING AT 1084 GREEN AVE, APT. 1, BROOKLYN NY 11221  
SUBJECT ADDRESS: 9 & 11 LIBERTY STREET, WAPPINGERS FALLS, NY 12590  
TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK  
**S.B.L. 5956-12-996561 & 5956-12-996568**

PROJECT NO. 25-149

SCALE: 1" = 20'

FIELD COMPLETION: 01/24/2026

PRINT DATE: 01/31/2026

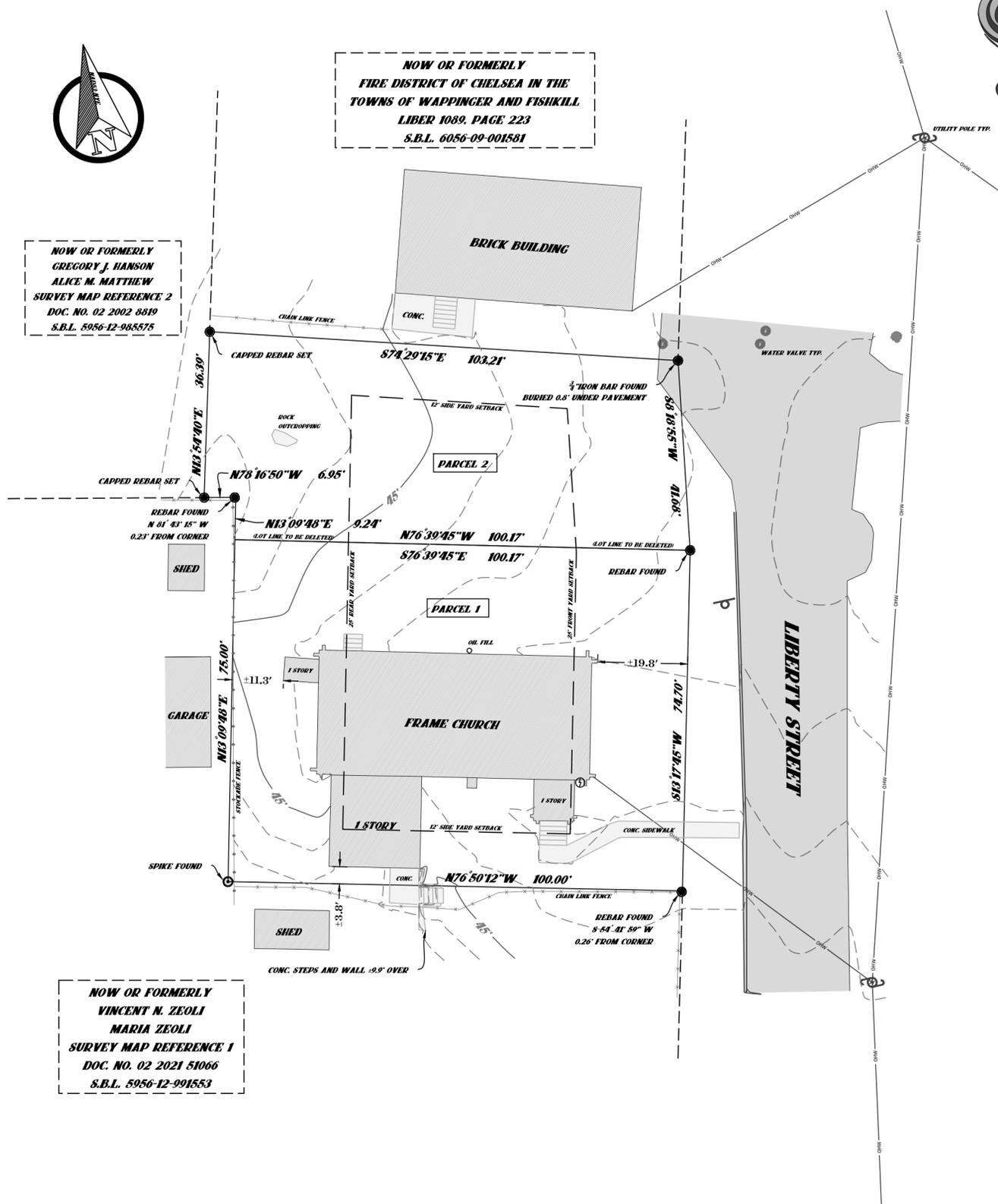


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6 Circle Drive, Wadsworth, NY 12166  
845-302-3857 / 845-302-4455

NOW OR FORMERLY  
VINCENT N. ZEOLI  
MARIA ZEOLI  
SURVEY MAP REFERENCE 1  
DOC. NO. 02 2021 51066  
S.B.L. 5956-12-991553

NOW OR FORMERLY  
GREGORY J. HANSON  
ALICE M. MATTHEW  
SURVEY MAP REFERENCE 2  
DOC. NO. 02 2002 8819  
S.B.L. 5956-12-985575

NOW OR FORMERLY  
FIRE DISTRICT OF CHELSEA IN THE  
TOWNS OF WAPPINGER AND FISHKILL  
LIBER 1089, PAGE 223  
S.B.L. 6056-09-001581

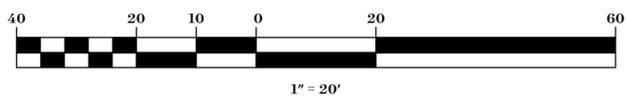


PARCEL	AREA
1	0.172 ACRES
2	0.106 ACRES
<b>TOTAL</b>	<b>0.278 ACRES</b>

**TOWN OF WAPPINGER, DENSITY AND DIMENSIONAL REGULATIONS, §240. DIMENSIONAL TABLE:**

PARAMETER	REQUIREMENT	PARCEL 1	PARCEL 2	PROPOSED
MIN. AREA	10,000 sq. ft.	7,491 sq. ft.	4,506 sq. ft.	11,997 sq. ft.
MIN. LOT WIDTH	60'	74.7'	41.7'	116.4'
MIN. LOT DEPTH	80'	100'	100.2'	100'
MIN. LOT FRONTAGE	50'	74.7'	41.7'	116.4'
MIN. FRONT YARD	25'	19.8'	N/A	19.8'
MIN. SIDE YARD	12'	3.8'	N/A	3.8'
MIN. REAR YARD	25'	11.3'	N/A	11.3'
MAX. BUILDING HEIGHT	2.5/35'	2 Story/≤ 35'	N/A	2 Story/≤ 35'
MAX. BUILDING COVERAGE	25%	29%	N/A	18%
MAX. FLOOR AREA RATIO	0.25	0.29	N/A	0.18

**GRAPHIC SCALE**



REV.	DATE	DESCRIPTION

CAEGEN J. BURNETT, L.S.  
License No. 051190