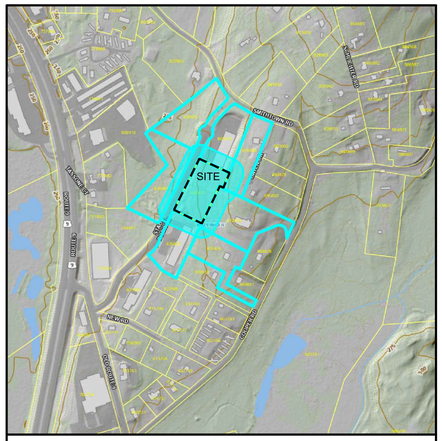


ADJOINING MAP

SCALE: 1" = 500'

AREA MAP

SCALE: 1" = 1000'

ADJOINING PARCEL OWNER INFORMATION:

JAMES W. FINGER
147 SMITHTOWN RD
FISHKILL, NY 12524
FOR PROPERTY:
135689006156000287689800 00

GLOBAL SATELLITE LLC
3 NANCY CT
WAPPINGERS FALLS, NY 12524
FOR PROPERTY:
135689006156000282088300 00

MID-HUDSON HOLDINGS LLC
PO BOX 636
FISHKILL, NY 12524
FOR PROPERTY:
135689006156000287284900 00

DAHYABHAI PATEL
20 ECK RD
WAPPINGERT FALLS, NY 12590
FOR PROPERTY:
135689006156000283992500 00

KENNY ROBLES
129 COOPER RD
FISHKILL, NY 12524
FOR PROPERTY:
135689006156000282828260 000

SIGMA LLC
680 SERGEANT PALMATEER WAY
STE B
WAPPINGER FALLS, NY 12590
FOR PROPERTY:
135689006156000282683600 00

STAGE DOOR REALTY LLC
6 RAINDANCE CT
SAVANNAH, GA 31411
FOR PROPERTY:
135689006156000286591400 00

TRI S ASSOCIATES
173 OLD ROUTE 9
STE 1
FISHKILL, NY 12524
FOR PROPERTY:
135689006156000284587300 00

ZONING INFORMATION:

TAX MAP PARCEL No	135689-6156-02-845873-0000
ZONING DISTRICT:	HB (HIGHWAY BUSINESS)
TOPOGRAPHIC DATUM:	NGVD-88
PARCEL AREA:	2.00 AC. (TOTAL)
WATER SUPPLY:	ONSITE WELL
SEWAGE DISPOSAL:	ONSITE SUBSURFACE
FLOODPLAIN:	NONE ONSITE
STEEP SLOPES:	NONE ONSITE
PARCEL ADDRESS:	STAGE DOOR RD
LIMIT OF DISTURBANCE:	0.93 AC
HOURS OF OPERATION	MONDAY - THURSDAY - 9AM - 5PM FRIDAY - 9AM - 6PM SUNDAY - CLOSED

PROPOSED ACTION:

THE APPLICANT WISHES TO CONSTRUCT A 1 STORY WAREHOUSE BUILDING WITH ASSOCIATED INFRASTRUCTURE. THE BUILDING FOOTPRINT IS 15,000 S.F. TO SUPPORT A 10,000 S.F SCREEN PRINTING BUSINESS AND TWO 2,500 S.F. WAREHOUSE SUITES.

PARKING PER WAPPINGER ZONING CODE
SCREEN PRINTING USE:

AS PER THE OFFSITE PARKING REGULATION SCHEDULE IN THE TOWN OF WAPPINGER ZONING ORDINANCE, FOR A SCREEN PRINTING TYPE FACILITY, THE FOLLOWING MINIMUM PARKING REQUIREMENTS ARE PROVIDED:

TOTAL GROSS FLOOR BUILDING AREA = 15,000 S.F.
SCREEN PRINTING USE - 15 SPACES AS PER APPLICANT DEMAND ESTIMATE.
(ANTICIPATES A MAX 5 EMPLOYEES AT FULL BUILD OUT)

TWO - 2,500 S.F. WAREHOUSE SUITES 1SP/1000 S.F. - 5 SPACES REQUIRED

TOTAL SPACES REQUIRED = 20
TOTAL PROVIDED SPACES = 20 (INCLUDES 1 HANDICAPPED SPACE)

ANTICIPATED WATER USE:

PUBLIC REST ROOM =	400 GPD
EMPLOYEE MAX - 15 X 15 GPD/EMPLOYEE =	225 GPD
TOTAL WATER USAGE =	625 GPD

LANDSCAPING, SCREENING AND BUFFER AREAS

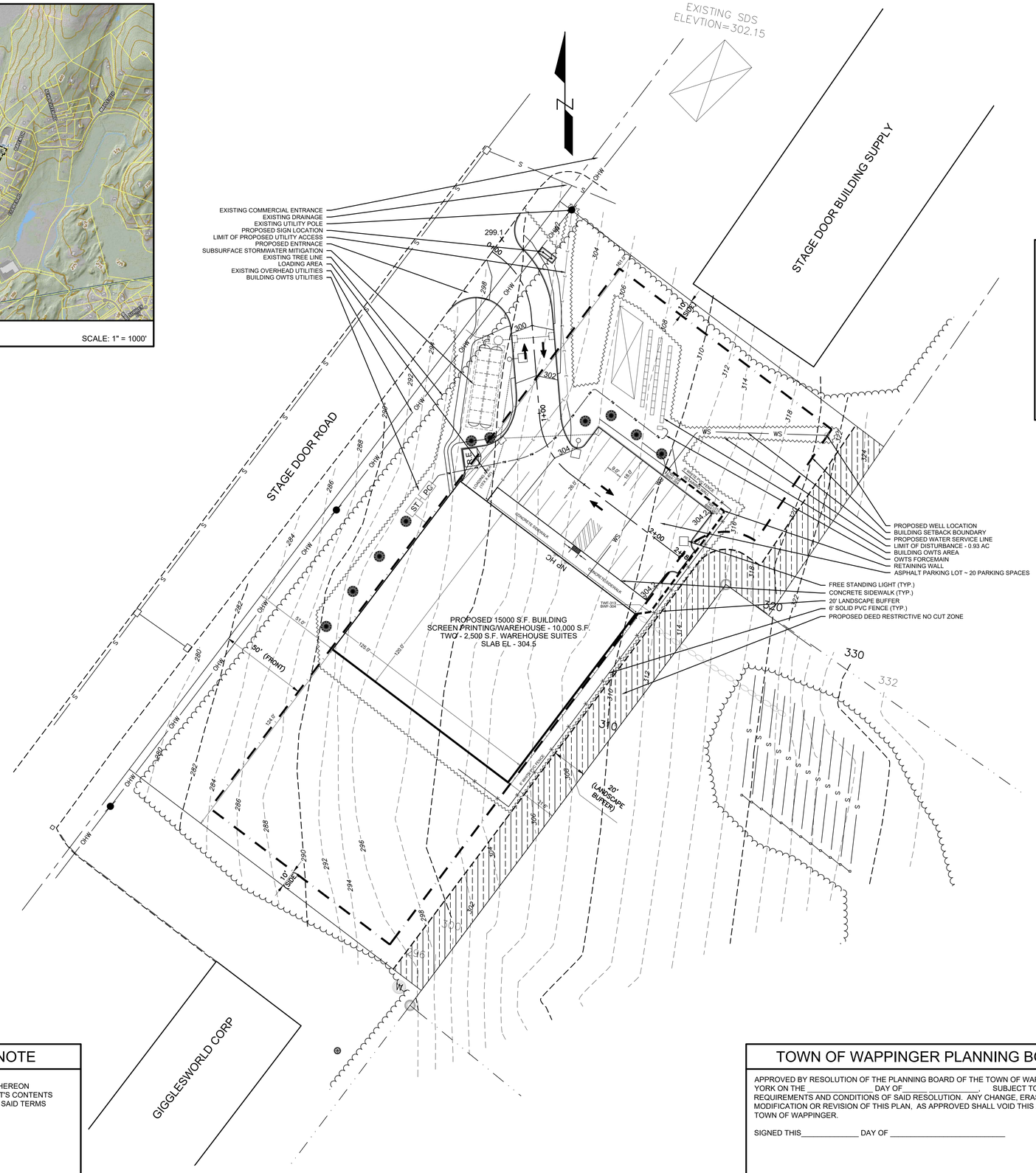
20 FEET BUFFER REQUIRED ALONG ANY LOT LINE ABUTTING OR DIRECTLY ACROSS THE STREET FROM A LOT IN A RESIDENTIAL DISTRICT ~ 20' PROVIDED.

BULK REGULATION TABLE:

THE FOLLOWING BULK REQUIREMENTS ARE PROVIDED AS PER THE TOWN OF WAPPINGER ILL ZONING ORDINANCE FOR THE HB ZONE

	REQUIRED	PROPOSED BLDG
LOT AREA	2.00 AC	2.00 AC
LOT WIDTH	150'	405'
LOT DEPTH	200'	230'
FRONTAGE	150'	405'
FRONT YARD	50'	51'
SIDE YARD	10'	124'/161'
REAR YARD	30'	31'
LANDSCAPE BUFFER	25'	31'
MAX. BUILDING COVERAGE	25% MAXIMUM	17.2%
FLOOR AREA RATIO (F.A.R.)	0.4	0.17
MAX HEIGHT (FT/STORIES)	35'/2.5	<35'/1.0

TOWN OF WAPPINGER REFERENCE: ZONING; 240 ATTACHMENT 4



RECOMMENDED FOR APPROVAL

_____

DC EHSD APPROVED

DATE: _____

PROJECT: _____

_____

_____

_____

_____

SUPERVISING PUBLIC HEALTH ENGINEER

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

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions

Project No. 2026:000

License No. 083970

DAY|STOKOSA
ENGINEERING P.C.

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

PROJECT
JOKER INK
Town of Wappinger — Dutchess County, New York

DRAWING
SITE PLAN

SCALE	DRAWN BY	DRAWING No.
1 = 20'	BJS	1
DATE 2-16-26	CHECKED BY BJS	1 of 1

OWNER/APPLICANT

OWNER:
TRI S ASSOCIATES
173 OLD ROUTE 9
STE 1
FISHKILL, NY 12524

APPLICANT:
JOKER INK
18 WEST MAIN ST. #5
BEACON, NY 12508

OWNER'S CONSENT NOTE

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

_____

OWNER — DATE

TOWN OF WAPPINGER PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK ON THE _____ DAY OF_____ _____, 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.

SIGNED THIS_____ DAY OF _____

_____

TOWN OF WAPPINGER PLANNING BOARD CHAIR