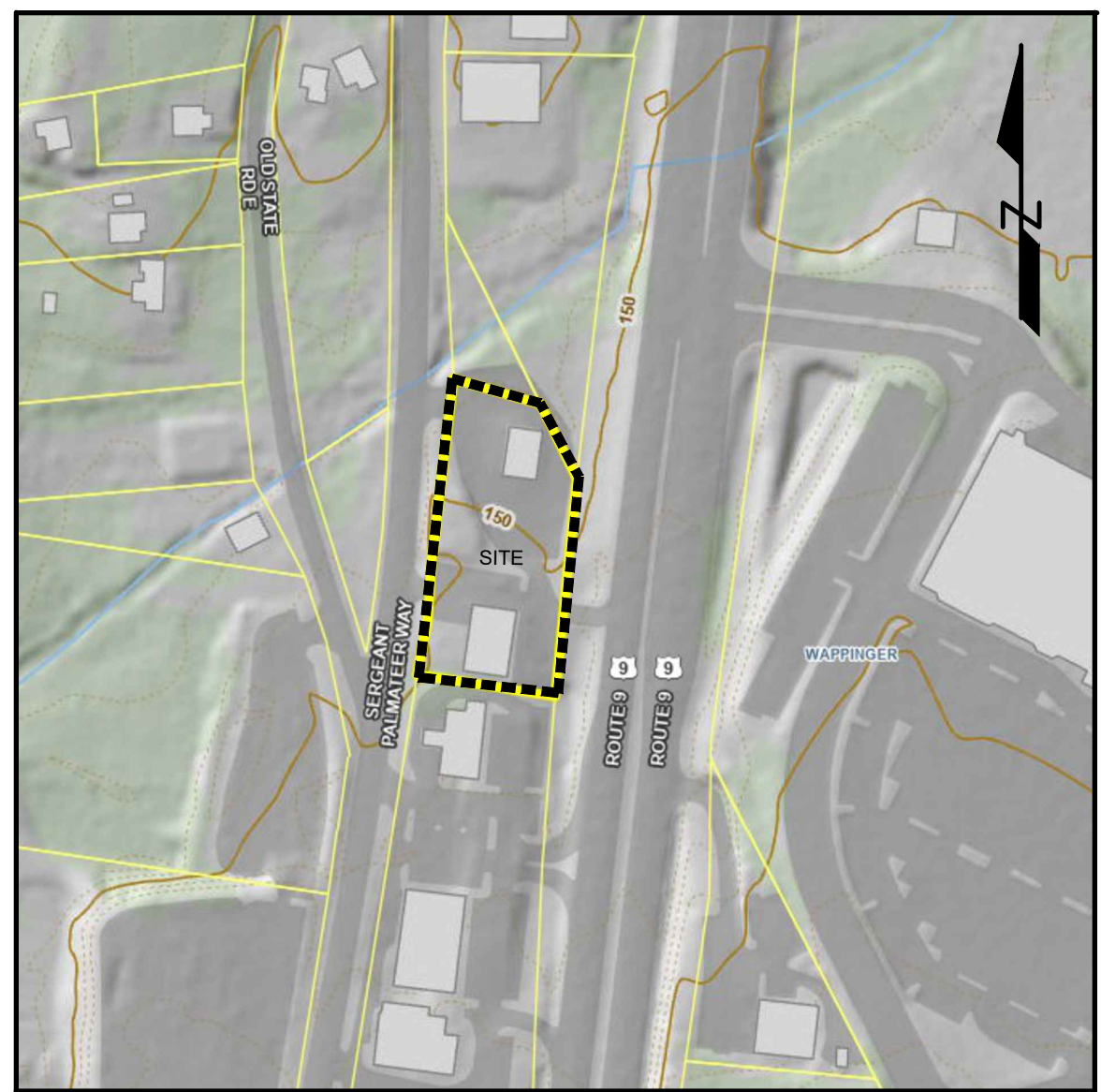


SITE PLAN MODIFICATIONS:

1. THE OWNER/APPLICANT IS AJRA REALTY CORP., 1401 ROUTE 9, WAPPINGER FALLS, NY 12590.
2. MAPPING AS TAKEN FROM POVAL ENGINEERING PC SITE PLAN IN 2006, ADDITIONAL UPDATES PROVIDED BY D & S ENGINEERING TO CATCH EXISTING CONDITIONS. UPDATED SURVEY PROVIDED BY JOHNSON SURVEYING LLC DATED JANUARY 9, 2026.
3. THE SITE CONTAINS TWO EXISTING STRUCTURES, CAR SALES OFFICE AND ONE MECHANIC SHOP, LIGHTING, AND LANDSCAPING.
4. THE APPLICANT SEEKS TO MODIFY THE SITE IN TWO SEPARATE PHASES UNDER TWO SEPARATE APPLICATIONS:
 - 4.1. PHASE 1 APPROVAL TO ENTAIL A STRIPING PLAN TO PROVIDE FOR A TOTAL OF 70 APPROVED PARKING LOCATION ON SITE FOR DISPLAY, INVENTORY, VISITORS, EMPLOYEES ETC. CONCRETE PLANTERS TO BE PLACED TO SEPARATE DISPLAY AND INVENTORY PARKING. USE OF AREAS BEYOND PROPERTY LIMITS ARE TO BE DISCONTINUED AND ANY GRAVEL AREAS LEFT TO BE RECLAIMED BY NATURE. REFUSE CONTAINER TO BE RELOCATED OUT OF THE LIMITS OF THE WETLAND AND FLOOD AREAS. TOTAL DISTURBANCE FOR PHASE 1 IS 0.00 ACRES.
 - 4.2. PHASE 2 TO BE A FUTURE APPLICATION AND APPROVAL IN WHICH THE SITE SHALL HAVE A LANDSCAPING PLAN DEVELOPED AND APPROVED FOR THE PURPOSES OF IMPROVING THE FRONTS WITH SHRUB PLANTINGS MIMICKING 1379-1387 ROUTE 9 FOR CONTINUITY AND PREVENT ANY DISPLAY WITHIN ANY RIGHT OF WAYS. EXISTING LIGHTING FIXTURES ARE TO BE EVALUATED FOR CODE CONFORMANCE AND FIXTURES AND JOR POLES ONSITE REVISED AS REQUIRED. THE FINAL REFUSE LOCATION SHALL BE PROVIDED AND A REFUSE ENCLOSURE CONSTRUCTED.
5. BUILDING #1 - SALES OFFICE - 3,066 S.F. BUILDING IS SERVED VIA EXISTING WELL AND OTWS. NO MODIFICATION OF HE BUILDING IS PROPOSED.
6. BUILDING #2 - MECHANIC SHOP - 1,450 S.F. BUILDING IS SERVED VIA CENTRAL WATER AND SEWER CONNECTION. NO MODIFICATION OF HE BUILDING IS PROPOSED.
7. THE VERTICAL DATUM IS NAVD 88. FEMA FLOODPLAIN AND FLOODWAY IS LOCATED ONSITE.
8. WETLANDS FLAGGED BY ECOLOGICAL SOLUTIONS 2006, THE NYSDEC HAS BEEN CONTACTED FOR A JD. WETLANDS ARE LOCATED OFFSITE, WE REQUEST TO USE THE 2006 LINE AS THE AREA IS AN EXISTING DITCHLINE. THE NYSDEC (JON PIASECKI) ACKNOWLEDGES CARS CAN PARK ON EXISTING ASPHALT SURFACES PER EMAIL CHAIN DATED 9/9/25 ONFILE WITH THE TOWN OF WAPPINGER PLANNING DEPARTMENT.



DC GIS ADJOINING PROPERTY OWNERS

AURA REALTY CORP
1401 ROUTE 9
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 13568900615700025987260000

D C H INVESTMENTS INC
PO BOX 80015
INDIANAPOLIS, IN 46280
FOR PROPERTY: 13568900615700025537060000

ELGEN ASSOCIATES INC
680 OLD ROUTE 9 N
SITE 1
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 13568900615700026047650000

NOLIMITS REALTY LLC
929 ROUTE 376
UNIT 107
WAPPINGER FALLS, NY 12590
FOR PROPERTY: 1356890061570002580770000

LAZARE POUANI
22 BRADLEY DR
HOPEWELL JUNCTION, NY 12533
FOR PROPERTY: 13568900615700025827280000

JERZY SLEDZIEJOWSKI
8280 CHRISTOPHER LN
BROOKVILLE, FL 34613
FOR PROPERTY: 13568900615700025967500000

ULSTER SAVINGS BANK
180 SCHWENK DR
KINGSTON, NY 12401
FOR PROPERTY: 13568900615700025946840000

CHAPTER 240. ZONING § 240-67. MOTOR VEHICLE SALES ESTABLISHMENTS

- THE MINIMUM LOT AREA SHALL BE THREE ACRES. THE SITE IS EXISTING - 1.04 ACRES
- TEN VISITOR PARKING SPACES, PLUS TWO PARKING SPACES FOR EACH THREE EMPLOYEES, SHALL BE PROVIDED. VEHICLES AWAITING REPAIRS SHALL BE LOCATED IN AN AREA THAT IS SCREENED FROM PUBLIC VIEW. VISITOR SPOTS AND FLEX SPACES ARE PROVIDED FOR EMPLOYEES BASED ON OWNER ESTIMATE.
- OVERHEAD GARAGE DOORS PROVIDING ACCESS TO MAINTENANCE AND REPAIR FACILITIES SHALL NOT BE LOCATED FACING ANY STREET AND SHALL BE VISUALLY BUFFERED FROM SURROUNDING RESIDENTIAL DISTRICTS. OVERHEAD GARAGE DOORS EXIST ON THE SERVICE BUILDING.
- IT HAS BEEN DETERMINED BY THE WAPPINGER TOWN BOARD THAT LARGE UNBUFFERED EXPANSES OF PARKED, STORED AND/OR DISPLAYED VEHICLES REPRESENT AN IMPAIRMENT TO THE VISUAL ENVIRONMENT OF THE TOWN. THE TOWN BOARD'S PURPOSE IN PROMULGATING THE FOLLOWING PROVISIONS IS TO MINIMIZE SUCH IMPAIRMENT WHILE BALANCING THE RIGHTS OF THE BUSINESS COMMUNITY WITH THOSE OF THE GENERAL PUBLIC. THE NUMBER OF VEHICLES ON ANY GIVEN SITE SHALL NOT EXCEED A MAXIMUM OF 70 PER GROSS ACRE. THIS MAXIMUM DENSITY PERTAINS TO ALL VEHICLES ON THE SITE, INCLUDING BUT NOT LIMITED TO DISPLAY, STORAGE, REPAIR, CUSTOMER AND EMPLOYEE VEHICLES. SAID VEHICLES SHALL BE CONFINED TO THE PORTIONS OF THE SITE DESIGNATED FOR THEM ON THE APPROVED SITE PLAN. FURTHER, THE PARKING, STORAGE AND DISPLAY OF VEHICLES ALONG THE SITE'S ROADWAY FRONTAGE(S) SHALL NOT EXCEED A MAXIMUM OF ONE VEHICLE FOR EVERY 40 FEET OF FRONTAGE. THE DENSITIES OF VEHICLES SPECIFIED IN THIS SECTION MAY BE ACHIEVED IF, IN THE PLANNING BOARD'S OPINION, THE SITE CAN ACCOMMODATE SUCH DENSITIES WITHOUT RESULTING IN ADVERSE VISUAL IMPACT. THE SITE CHARACTERISTICS TO BE EVALUATED IN THIS REGARD SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE SIZE AND SHAPE OF THE LOT, THE SIZE AND SHAPE OF THE BUILDING, EXISTING AND PROPOSED VEGETATION AND THE SITE'S TOPOGRAPHY. THE PLANNING BOARD SHALL ALSO HAVE THE AUTHORITY TO REQUIRE BERMING AND/OR SUBSTANTIAL YEAR-ROUND VEGETATIVE SCREENING ALONG THE SITE'S FRONTAGE(S) WHERE THE BOARD DEEMS THAT A SUFFICIENT DISPLAY OF VEHICLES IS ACHIEVED. FURTHER, THE PLANNING BOARD SHALL HAVE THE AUTHORITY TO DETERMINE WHETHER ANY OUTDOOR LIFTS FOR THE PARKING, DISPLAY OR STORAGE OF VEHICLES SHALL BE PERMITTED. 53 TOTAL VEHICLE PERMITTED PER PVIOUS APPROVALS. 72 TOTAL SPACES PROVIDED HEREIN.
- ALL AUTOMOBILE PARTS, PARTIALLY DISMANTLED MOTOR VEHICLES OR SIMILAR ARTICLES SHALL BE STORED WITHIN A BUILDING. ALL REPAIR AND SERVICE WORK SHALL BE CONDUCTED ENTIRELY WITHIN EITHER A BUILDING OR, WHERE DEEMED APPROPRIATE BY THE PLANNING BOARD DUE TO SUCH FACTORS AS THE SIZE OF THE PROPERTY INVOLVED AND/OR ITS LOCATION, SHALL BE CONDUCTED ENTIRELY WITHIN A FENCED-IN AREA IN WHICH SUCH WORK IS VISUALLY SCREENED FROM ALL ADJOINING PROPERTIES AND ROADWAYS. VEHICLES REQUIRING SUCH WORK SHALL NOT BE STORED OUTDOORS FOR A PERIOD EXCEEDING 14 DAYS, UNLESS SUCH VEHICLES ARE ENTIRELY LOCATED WITHIN A FENCED-IN AREA AND ARE VISUALLY SCREENED FROM ALL ADJOINING PROPERTIES AND ROADWAYS. VEHICLES ARE SERVED IN DOORS AS REQUIRED BY CODE.
- USE OF A BUILDING FOR RESIDENCE OR SLEEPING QUARTERS SHALL NOT BE PERMITTED. NO RESIDENCE IS EXISTING OR PROPOSED.
- NOTWITHSTANDING REQUIREMENTS TO THE CONTRARY, THE SALE OF SMALL MOTOR VEHICLES LESS THAN 1,500 POUNDS GROSS WEIGHT, SUCH AS GO-CARTS, JET SKIS, AND MOTORCYCLES, SHALL BE PERMITTED AND REGULATED AS A RETAIL USE, PROVIDED THERE IS NO OUTDOOR STORAGE, THE FLOOR AREA FOR THE USE IS LESS THAN 5,000 SQUARE FEET, AND, WITH THE EXCEPTION OF THE MINIMUM ACREAGE REQUIREMENTS, THE USE MEETS ALL OTHER REQUIREMENTS OF § 240-67. NO SMALL MOTOR VEHICLES SALES ARE PROPOSED.

PARCEL INFORMATION

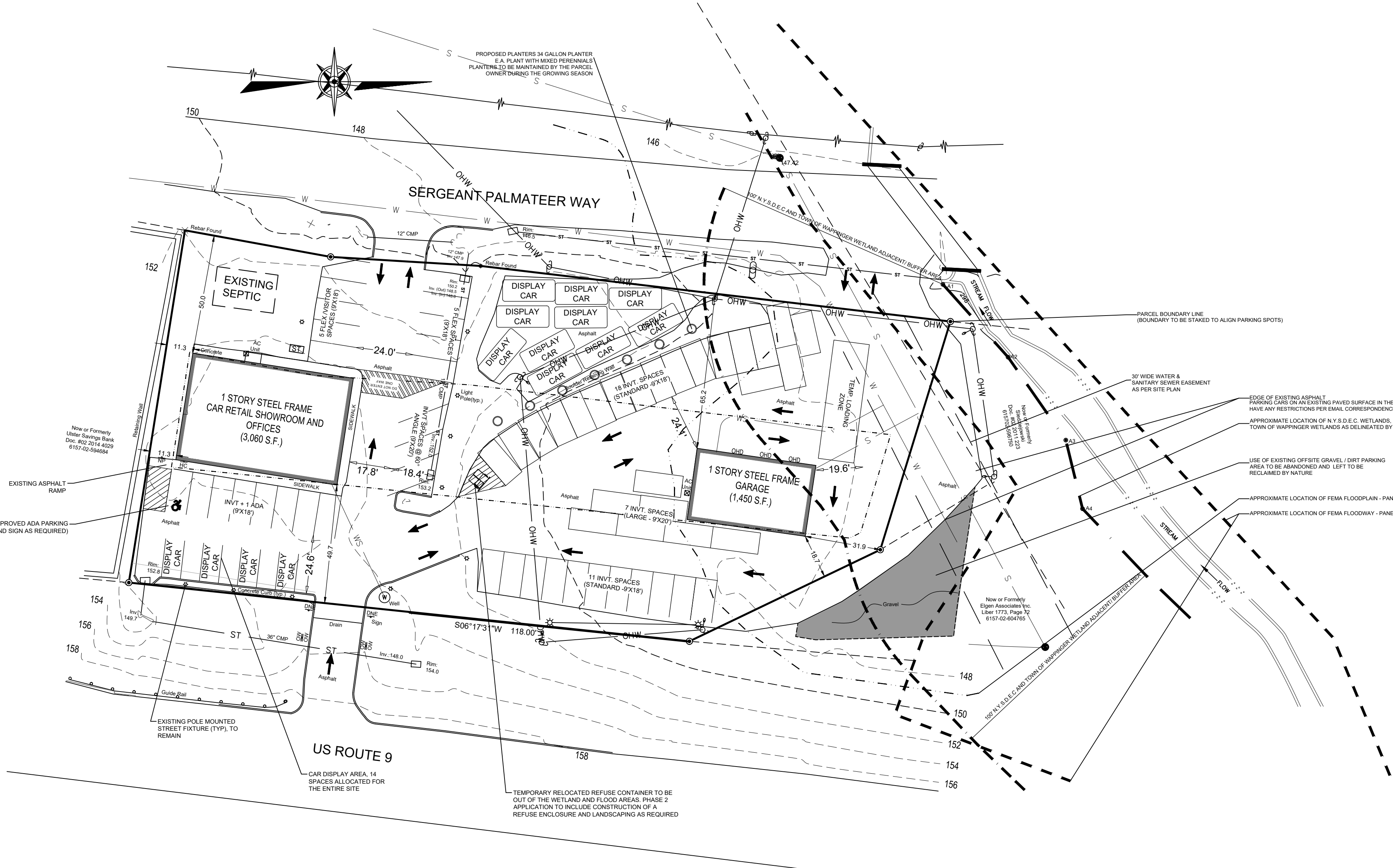
TAX GRID PARCEL NUMBER: 135689-6157-02-598726

	HB- HIGHWAY BUSINESS		
	REQUIRED	PROVIDED BLD#1	PROVIDED BLD#2
MINIMUM LOT AREA	2 acres	*1.01 acres ±	*1.01 acres ±
MINIMUM LOT WIDTH	150 ft.	312 ft.	312 ft.
MINIMUM LOT DEPTH	200 ft.	*147 ft.	*147 ft.
MINIMUM STREET FRONTAGE	150 ft.	559 ft.	559 ft.
MINIMUM FRONT YARD FROM:			
COUNTY STATE HWY	75 ft.	97.8 ft.	98.6 ft.
CL OF OTHER STREET	75 ft.	*70.8 ft.	87 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	-	-
MINIMUM SIDE YARD	10 ft.	11.3 ft.	18.7 ft.
MINIMUM REAR YARD	30 ft.	-	-
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	1.0 story/35 ft.	1.0 story/35 ft.
MAXIMUM BUILDING COVERAGE	25%	7%	4%
MAXIMUM FLOOR AREA RATIO	4	.07	.04
MAXIMUM IMPERVIOUS SURFACE	75%	*81%	*81%
MINIMUM LANDSCAPED OPEN SPACE	25%	*19%	*19%

* SPECIAL PERMIT GRANTED BY THE TOWN BOARD BY RESOLUTION DATED JUNE 10, 2002.

*PRE-EXISTING, NON-CONFORMING ** VARIANCE REQUESTED

AMENDED SITE PLAN
SCALE: 1" = 30'



LEGEND

- EXISTING BLDG F.F.-835.5
- CLEAN OUT
- BUILDING SETBACKS
- 100' ADJACENT AREA
- FEMA FLOODPLAIN
- FEMA FLOODWAY
- EXISTING SEWER LINE
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- SILT FENCE LOCATION

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

MAY 4, 2026
MARCH 16, 2026
FEBRUARY 2, 2026

2025.000 License No. 083970

DAY STOKOSA ENGINEERING P.C.

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

AURA REALTY CORP

Town of Wappingers Dutchess County, New York

AMENDED SITE PLAN

SCALE	DRAWN BY	DATE	1
AS NOTED	BJS	8-4-25	1 of 3

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 _____

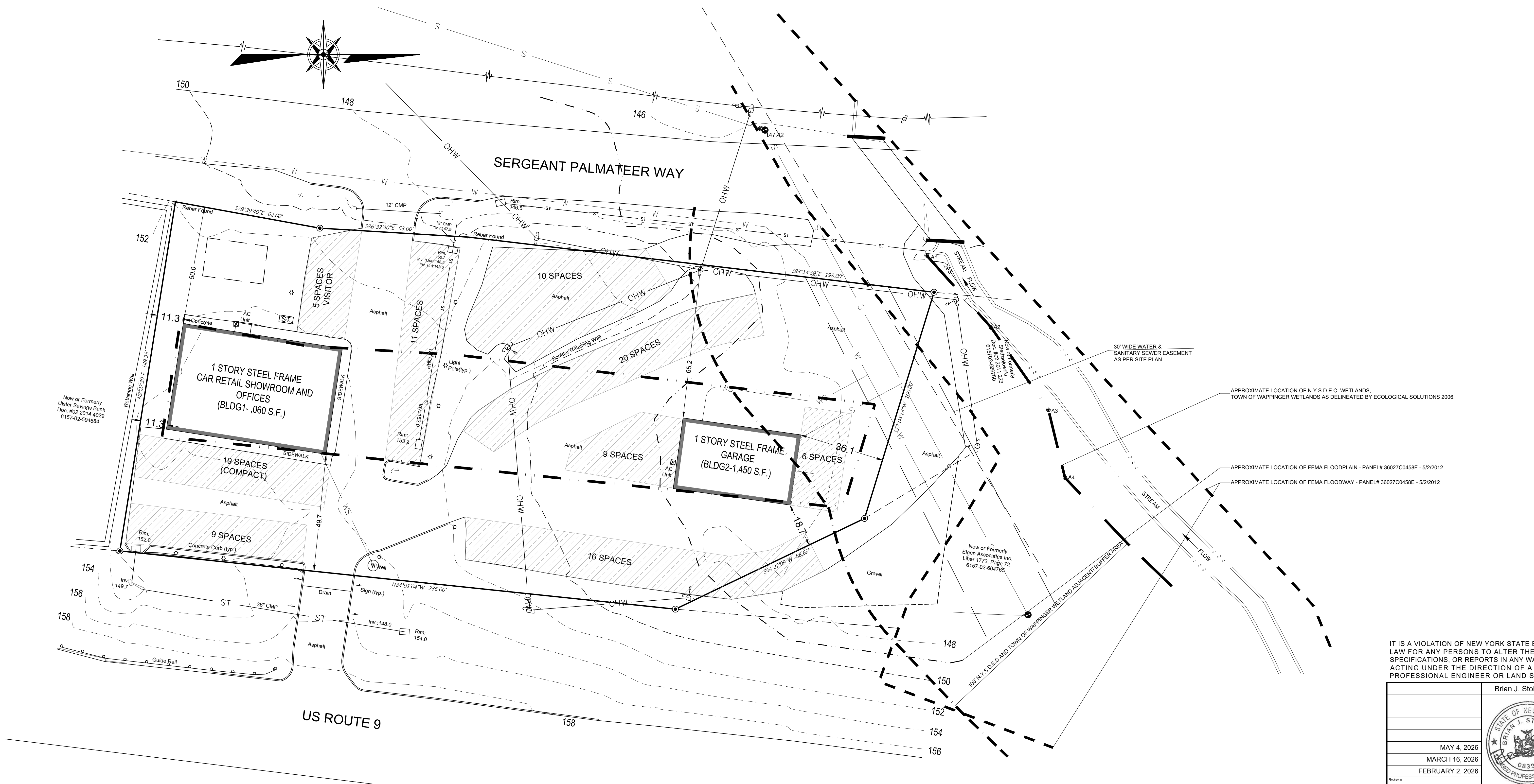
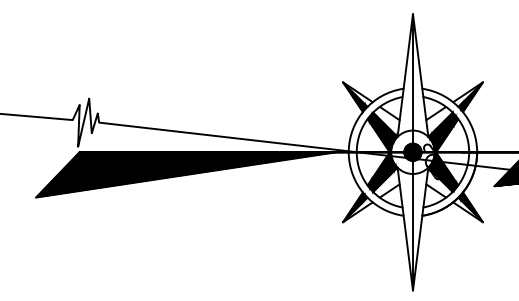
TOWN OF WAPPINGERS PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGERS FALLS, NEW YORK ON THE _____ DAY OF _____, 2026 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 _____, 2026

TOWN OF WAPPINGER PLANNING BOARD CHAIR _____



EXISTING CONDITIONS SITE PLAN
SCALE: 1" = 20'

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Brian J. Stokosa, PE  MAY 4, 2026 MARCH 16, 2026 FEBRUARY 2, 2026	License No. 083970
--	--------------------

DAY STOKOSA
ENGINEERING P.C.

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

AURA REALTY CORP
Town of Wappingers Dutchess County, New York

EXISTING CONDITIONS PLAN

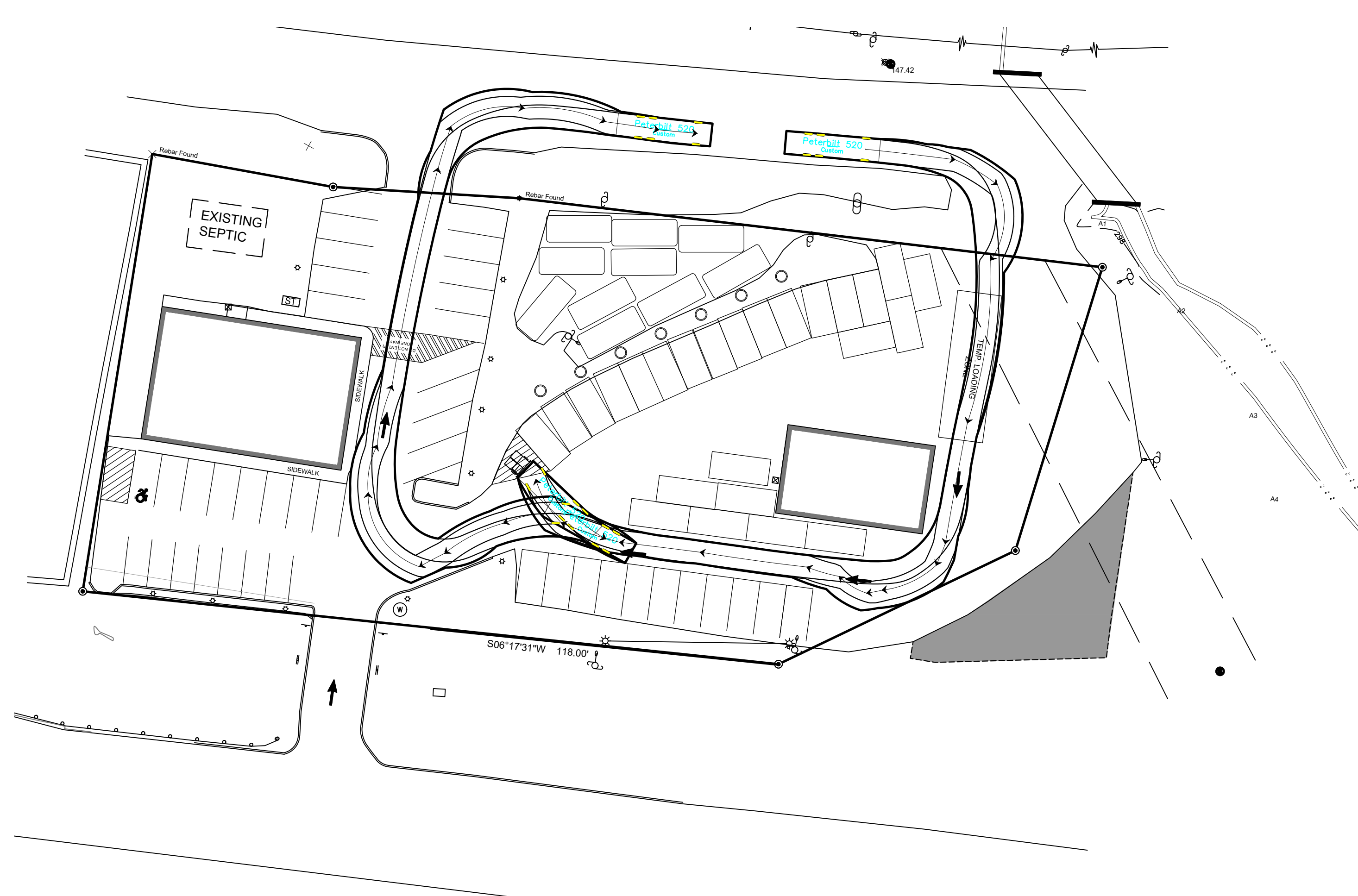
SCALE	DRAWN BY	DATE	2
AS NOTED	BJS	8-4-25	
	CHECKED BY		2 of 3
	BJS		

OWNER CONSENT	
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OWNER _____	DATE _____

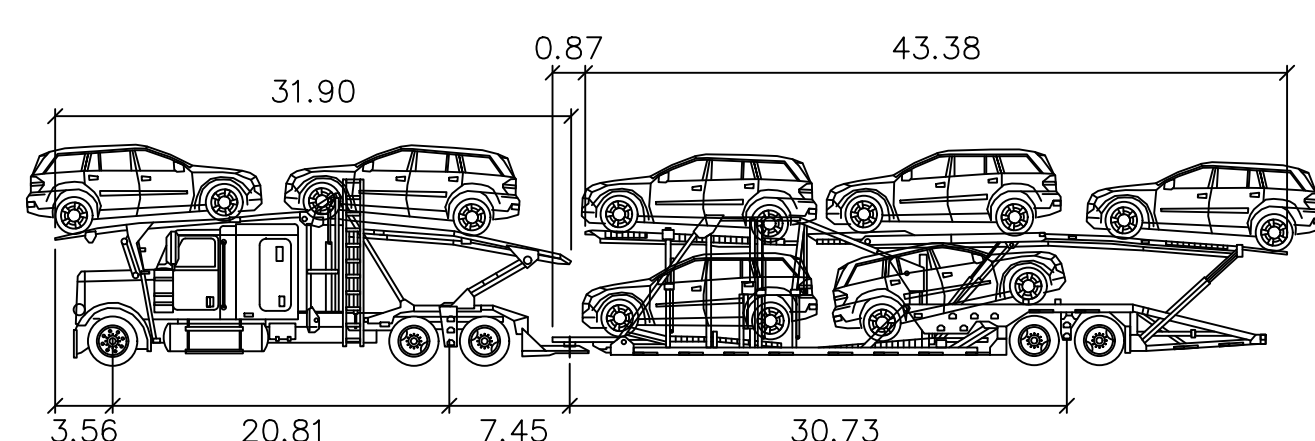
TOWN OF WAPPINGERS PLANNING BOARD	
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SIGNED THIS _____ DAY OF _____, 2026	
TOWN OF WAPPINGERS PLANNING BOARD CHAIR _____	



LARGE CAR HAULER MOVEMENT
SCALE: 1 = 30'

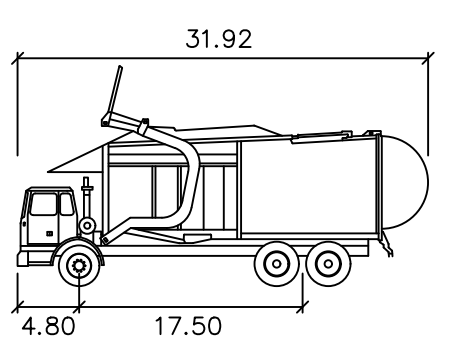


GARBAGE TRUCK MOVEMENT
SCALE: 1 = 30'



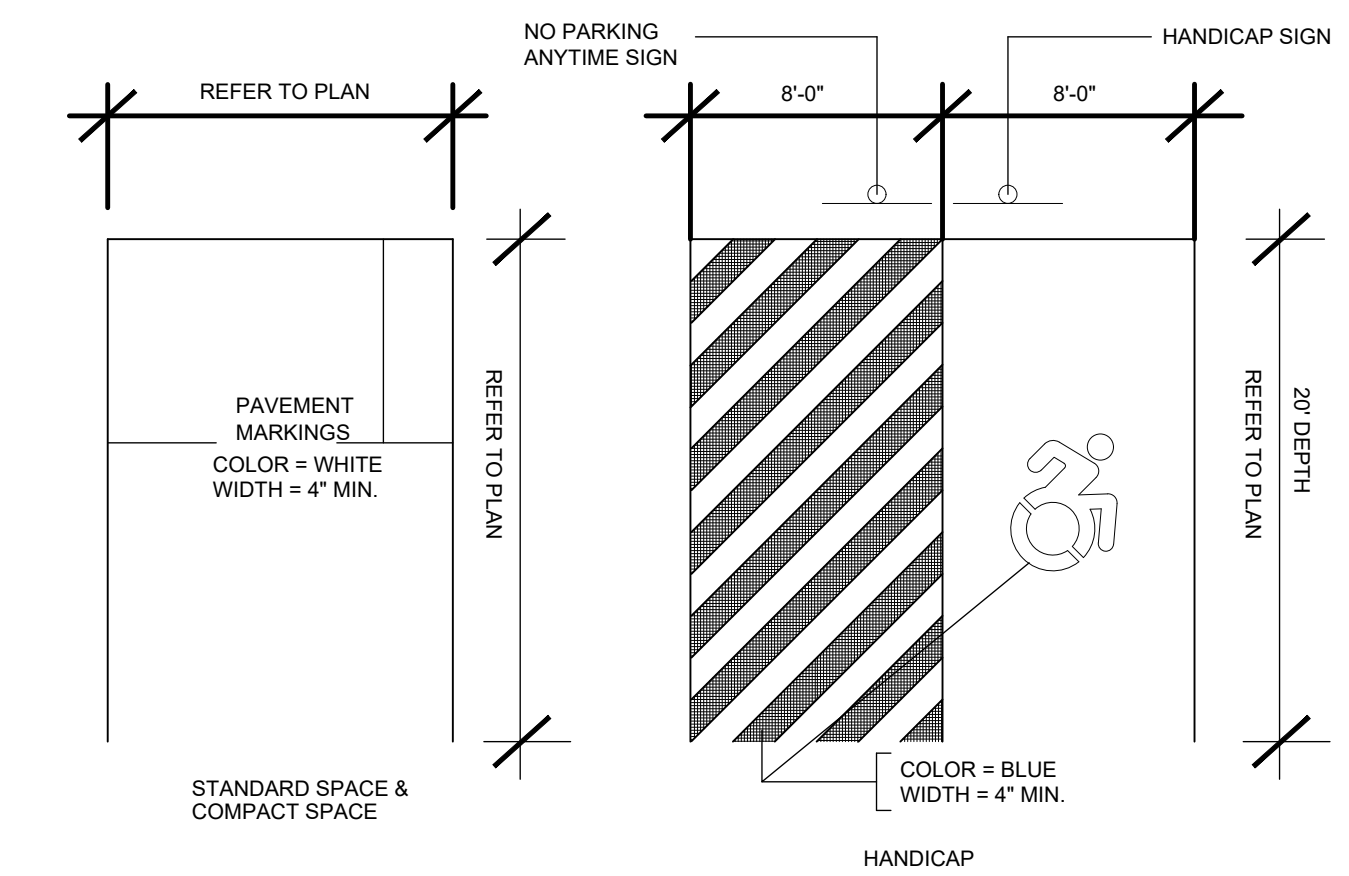
Cotrell Stinger CS12M3

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.6
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		



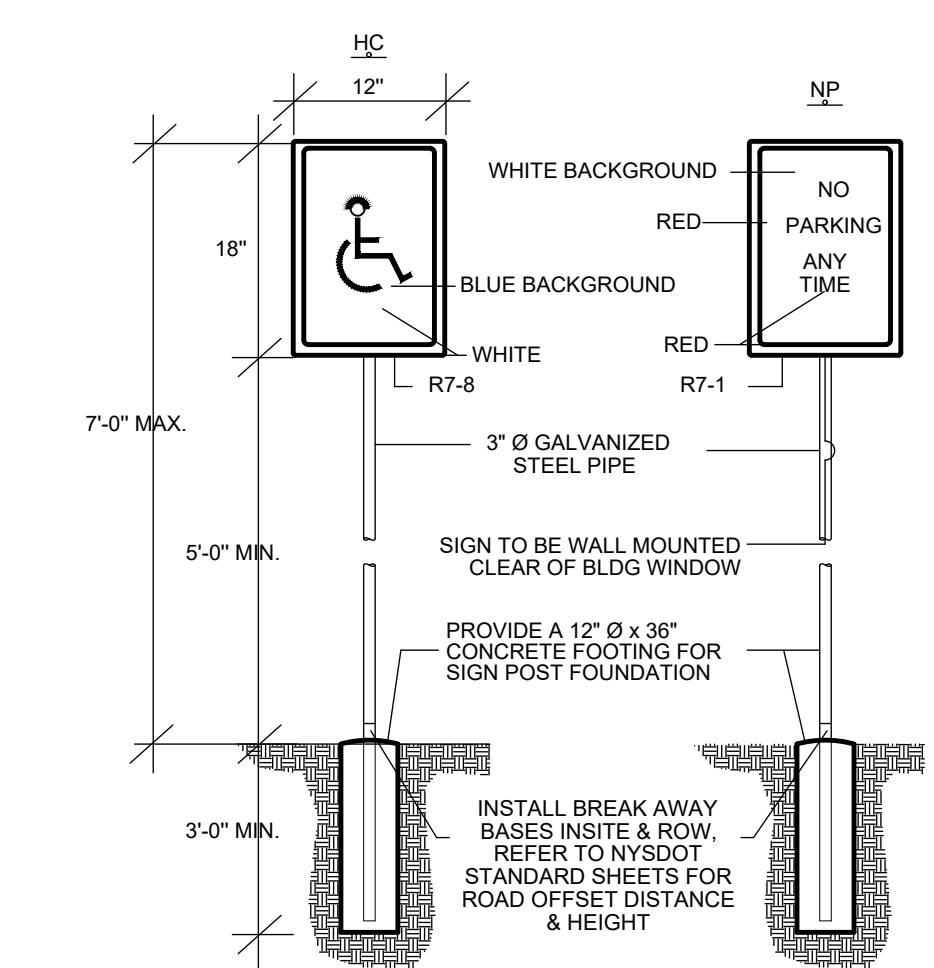
Peterbilt 520

Width	: 7.71
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 50.0



THE ABOVE PARKING DIMENSIONS ARE AS PER TOWN OF WAPPINGER ZONING ORDINANCE. HANDICAP SPACE TO CONFORM TO NYS UNIFORM BUILDING CODE REQUIREMENTS

PARKING SPACE DETAIL
N.T.S.



ALL EPOXY PAVEMENT MARKINGS AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THE FEDERAL MUTCD AND THE NYS SUPPLEMENT.

SIGN DETAILS
N.T.S.

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Brian J. Stokosa, PE	
MARCH 16, 2026	
FEBRUARY 2, 2026	
Project No.	2025.000
License No.	083970

DAY STOKOSA
ENGINEERING P.C.

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

AURA REALTY CORP
Town of Wappingers Dutchess County, New York

CONSTRUCTION DETAILS

SCALE	AS NOTED	DRAWN BY	BJS	DATE	8-4-25	PROJECT NO.	2025.000	SHEET NO.	3	TOTAL SHEETS	3 of 3
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OWNER CONSENT	
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OWNER _____	DATE _____

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SIGNED THIS _____ DAY OF _____, 2026	_____
TOWN OF WAPPINGER PLANNING BOARD CHAIR	_____