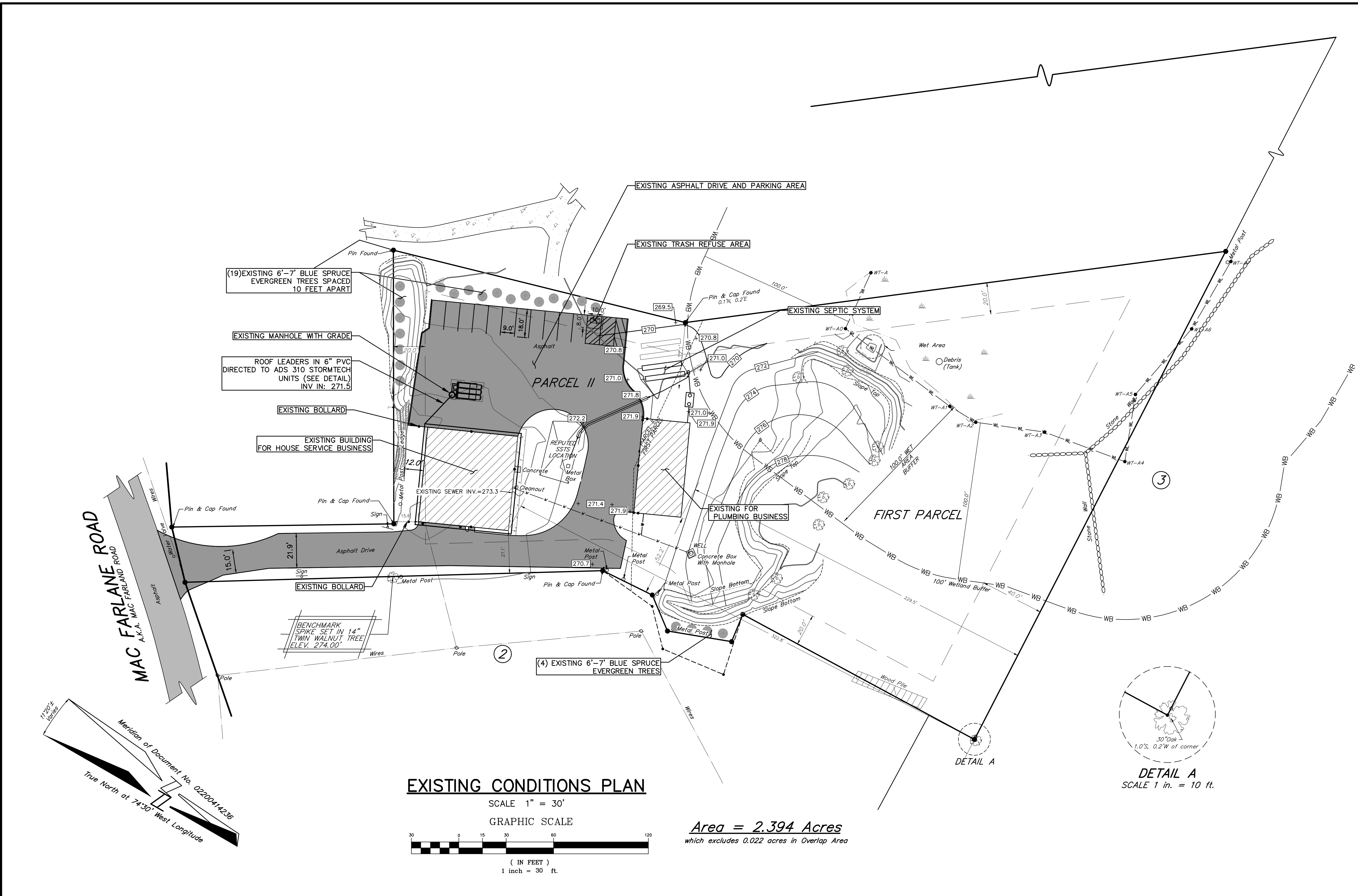




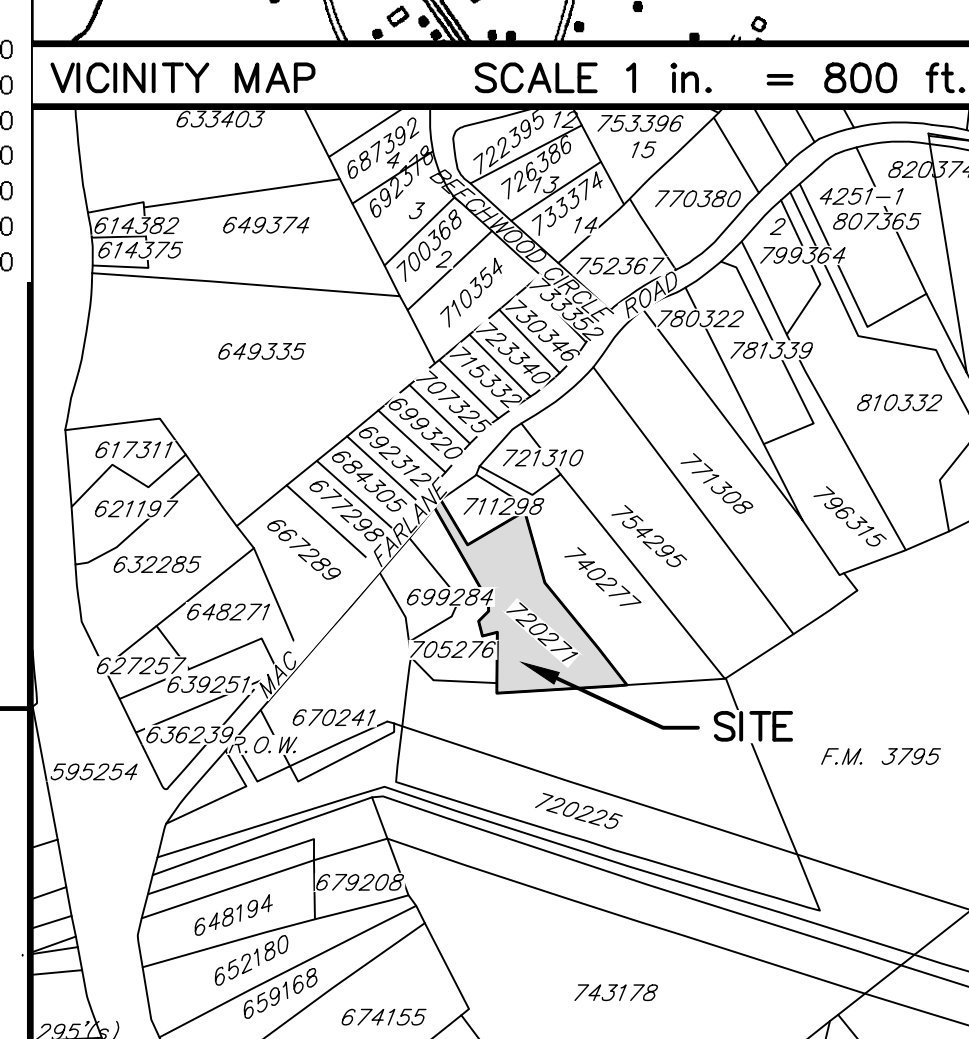
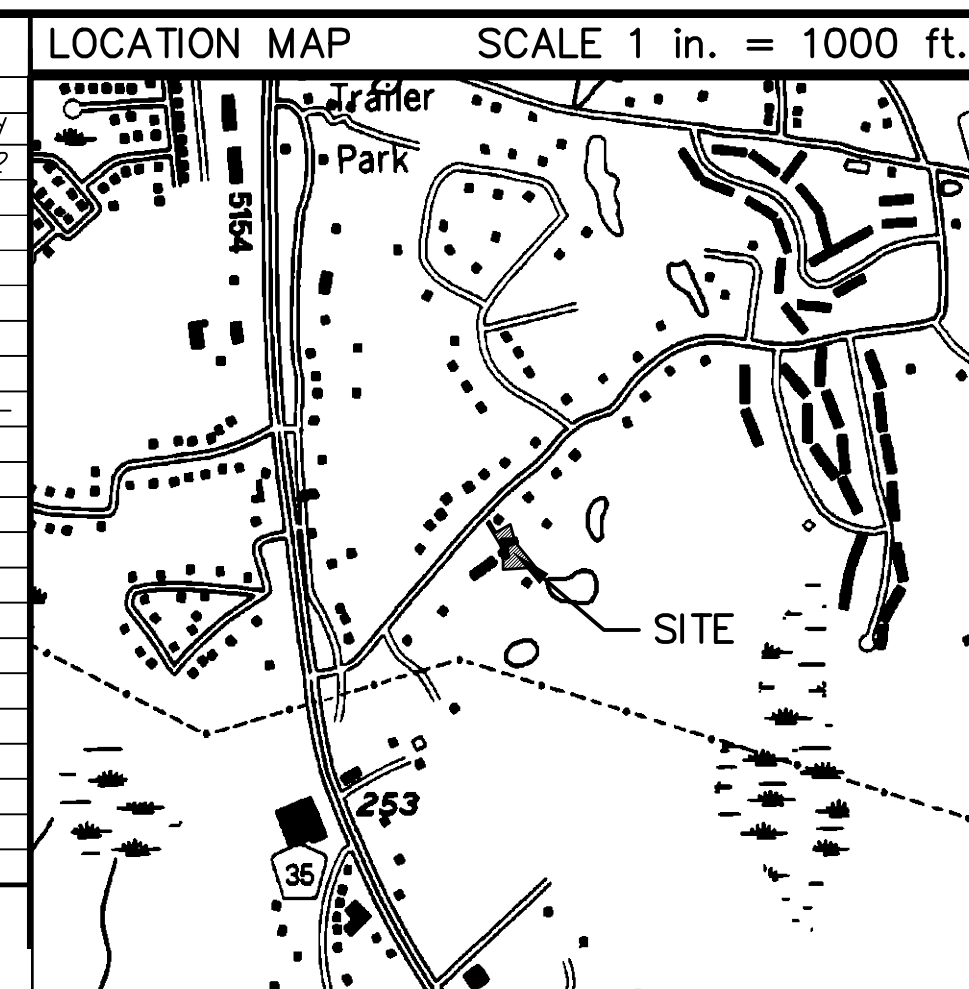
UNDERGROUND WARNING –
NYS CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 53 REQUIRES EXCAVATORS TO CALL UDIG NY, INC. (800-962-7962) FOR A MEMBER-UTILITY LOCATION REQUEST AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS BEFORE ANY EXCAVATION OR DEMOLITION STARTS, REGARDLESS OF LOCATION. NOT ALL UTILITIES AND MUNICIPALITIES ARE MEMBERS OF DIG SAFELY NEW YORK, INC., AND NON-MEMBER UTILITY OPERATORS MUST BE CONTACTED DIRECTLY.

WARNING STAMP

ALTERATION OF THIS DOCUMENT, IN ANY WAY, BY ANY PERSON NOT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, AS APPROPRIATE, IS A VIOLATION OF THE EDUCATION LAW OF THE STATE OF NEW YORK

ZONING BULK STANDARDS				
R-20 District				
Standards	Units	Required	Provided	
Minimum Lot Area	Square Feet	20,000	104,282	
Minimum Lot Width	Feet	100	205.1	
Minimum Lot Depth	Feet	125	584.6	
Minimum Lot Frontage	Feet	50	35.94	
Maximum Dwelling Units	Per net Lot Area		N/A	
Minimum Front Yard	Feet	25	N/A	
Center of other Street	Feet	60	172.1	
Front Line of Other Street	Feet	35	15.6	
Minimum Side Yard	Feet	20	27.1	
Main Building	Feet	10	52.2	
Accessory Building	Feet	10	52.2	
Minimum Rear Yard	Feet	40	322.8	
Main Building	Feet	10	52.2	
Accessory Building	Feet	10	52.2	
Maximum Building Height	Stories	2.5	2	
	Feet	35	<35	
Maximum Building Coverage	Percent of Lot area	15	5.28	
Maximum Accessory Building Area	Sq. Feet	800	1,800	
Maximum Floor Area Ratio		0.15	0.076	
*Variance granted by ZBA on June 11, 2019, Appeal No. 19-7680				
OWNER	ADDRESS	PARCEL		
A/V/Wappingers LLC	1 Executive Blvd, Wappingers Falls, NY 13150	13668-000157-0004-720205-0000		
Eric Ballen, Trustee	23 MacFarlane Rd Wappingers Falls, NY 13150	13668-000157-0004-695200-0000		
Mac Braun	22 MacFarlane Rd Wappingers Falls, NY 13150	13668-000157-0004-711298-0000		
County Players Inc	2801 Main St, Wappingers Falls, NY 13150	13668-000157-0004-740707-0000		
Matthew O'Leary	19 MacFarlane Rd Wappingers Falls, NY 13150	13668-000157-0004-694505-0000		
David Dickman	21 MacFarlane Rd Wappingers Falls, NY 13150	13668-000157-0004-692212-0000		
Darwin Mendez-Cron	18 MacFarlane Rd Wappingers Falls, NY 13150	13668-000157-0004-705276-0000		



PROPERTY DATA

TAX MAP DESIGNATION: 6157-04-720271
USE: SERVICE BUSINESS & PLUMBING BUSINESS
LOT AREA: 104,282 Sq. Ft. / 2.394 Acres

REVISIONS

DATE	DESCRIPTION
6-30-2026	ORIGINAL DRAWING

Acknowledgment

By: **APPLICANT/OWNER**
CARLOS ESPINOZA
for E&C ESPICQZ PROPERTIES LLC

Date: _____

NOTES:

- PROPERTY BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON IS AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOPOGRAPHIC SURVEY OF PROPERTY PREPARED FOR E & C ESPICQZ, LLC" PREPARED BY BADEY & WATSON, LLC, DATED NOVEMBER 18, 2018.
- VERTICAL DATUM HEREON IS NAVD 1988.
- WETLAND WAS DELINEATED BY MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS, LLC ON DECEMBER 18, 2018 AND SURVEY LOCATED BY BADEY & WATSON, SURVEYING & ENGINEERING ON JANUARY 3, 2019.

SITE PLAN NOTES:

- SIGNAGE: NO PROPOSED SIGNAGE.
- LIGHTING: RESIDENTIAL DARK, SKY COMPLIANT LIGHTING AT ENTRY DOORS.
- STRUCTURES ON ADJOINING PARCELS TAKEN FROM DUTCHESS COUNTY PARCELS ACCESS SITE.
- OUTDOOR STORAGE: NONE.
- NO MORE THAN 20 VEHICLES TO BE PARKED ON THE PROPERTY AT ANY ONE TIME. ALL PARKING SHOULD BE CONCENTRATED ON THE EAST SIDE OF THE PARKING LOT.
- ZBA Appor No. 18-7637 GRANTED ON DECEMBER 20, 2017 GRANTED A VARIANCE TO ALLOW USE OF THE PROPERTY AS A WAREHOUSE (NOT SELF-STORAGE) OR A CONTRACTOR'S OFFICE AND STORAGE OF CONSTRUCTION MATERIALS, SUPPLIES AND EQUIPMENT, INCLUDING PLUMBER AND ELECTRICAL PROVIDE THAT ANY OUTDOOR STORAGE IS SUITABLY SCREENED.
- THERE SHALL BE NO RESIDENTIAL USE OF THE SECOND FLOOR OF THE GARAGE.
- THERE SHALL BE NO STORAGE OF CHEMICALS WHICH ARE REGULATED BY THE STATE OF NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION ON THE SITE.
- SEE ENDORSED SITE PLAN APPROVED BY RESOLUTION ON SEPTEMBER 5, 2018 FOR REFERENCE.
- THIS SITE PLAN FOR CHANGE OF USE ONLY, NO SITE IMPROVEMENT PROPOSED.

WAPPINGER PLANNING BOARD

APPROVED BY THE PLANNING BOARD OF THE TOWN OF WAPPINGER, DUTCHESS COUNTY, NEW YORK DATED THE _____ DAY OF _____, 2026.

SIGNED THIS _____ DAY OF _____, 2026

BRUCE FLOWER, CHAIRMAN

LOCATION

20 MacFarlane Road
TOWN OF WAPPINGER
COUNTY OF DUTCHESS
STATE OF NEW YORK

PROPERTY OWNER

E&C ESPICQZ PROPERTIES LLC
46 CAMELOT ROAD
POUGHKEEPSIE, N.Y., 12601

APPLICANT

CARLOS ESPINOZA
46 CAMELOT ROAD
POUGHKEEPSIE, N.Y., 12601

PROJECT DESCRIPTION

UTILIZATION OF AN EXISTING COMMERCIAL BUILDING TO HOUSE SERVICE BUSINESS & PLUMBING BUSINESS

AMENDED SITE PLAN

PREPARED FOR
E&C ESPICQZ PROPERTIES LLC

SITE PLAN

SCALE : AS NOTED

PRINTED

July 13, 2026

BADEY & WATSON
Surveying & Engineering, D.P.C.

LICENSE NO. 103021

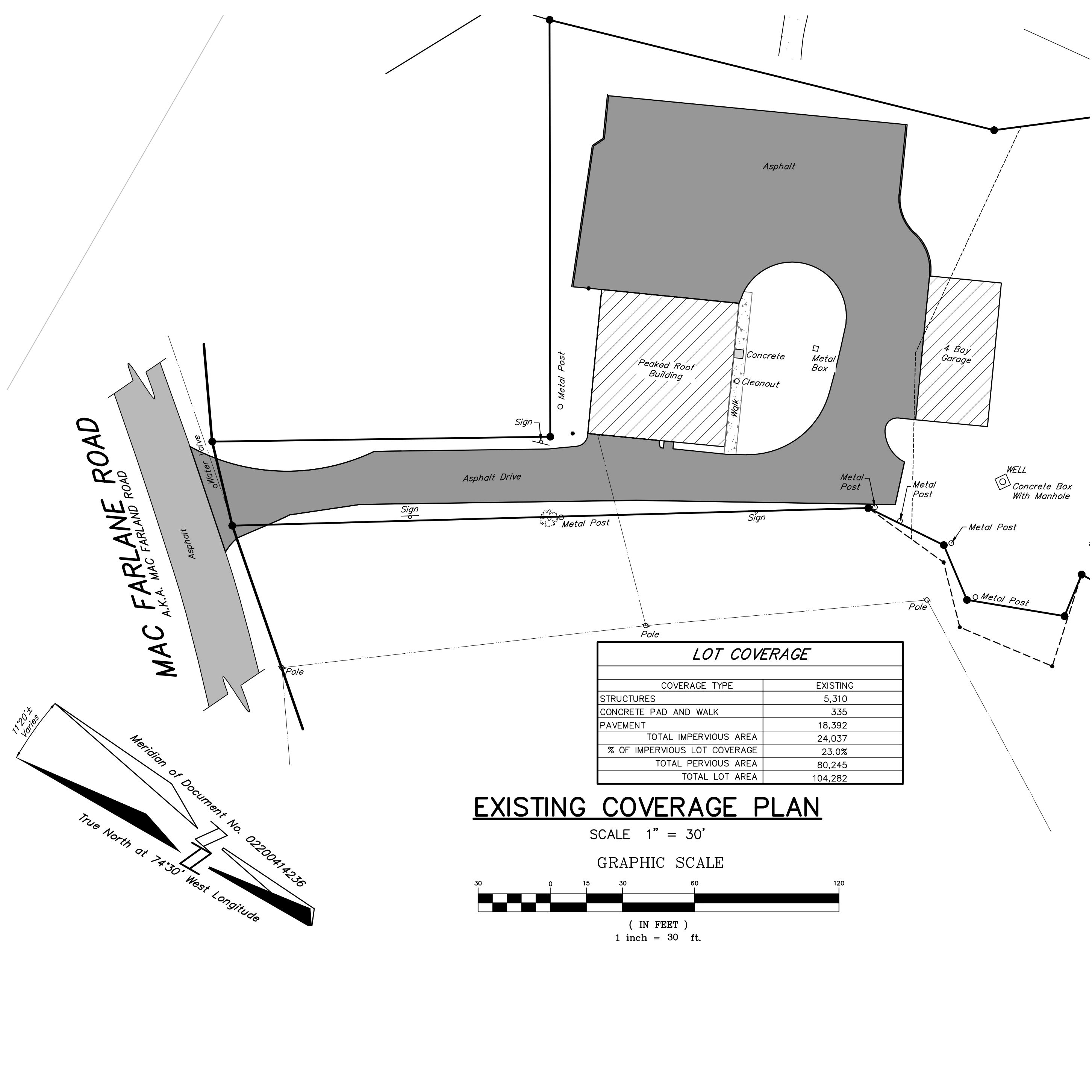
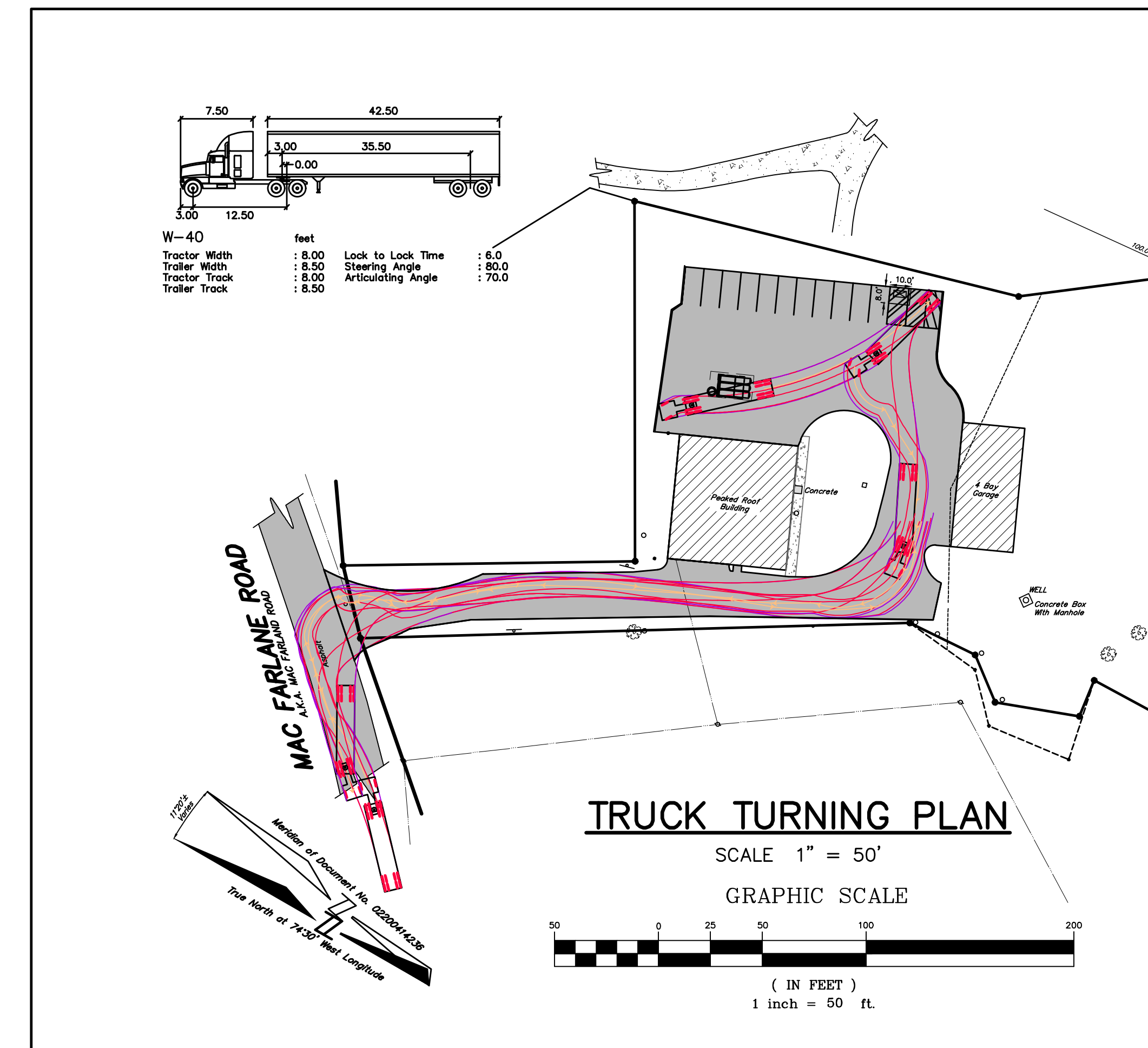
COPYRIGHT 2026 BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C.

BADEY & WATSON
Surveying & Engineering, D.P.C.

2001 Route 9
Cold Spring, NY 10516
www.badey-watson.com

845.363.9977
877.3.6639 (Toll Free)

SHEET 1 OF 1



superbrightleds.com

User Manual
For Gooseneck Barn Light
GBL-wK42-BR
GBL-wK25-BR

Gooseneck Barn Light

Installation
Adjust Fixture Angle
Loosen Bulb(s) and adjust Lamp Shade and light(s) when desired position is reached.

superbrightleds.com

Gooseneck Barn Light
Installation Manual
GBL-wK42-BR
GBL-wK25-BR

Dimensions
GBL-wK42-BR
GBL-wK25-BR

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