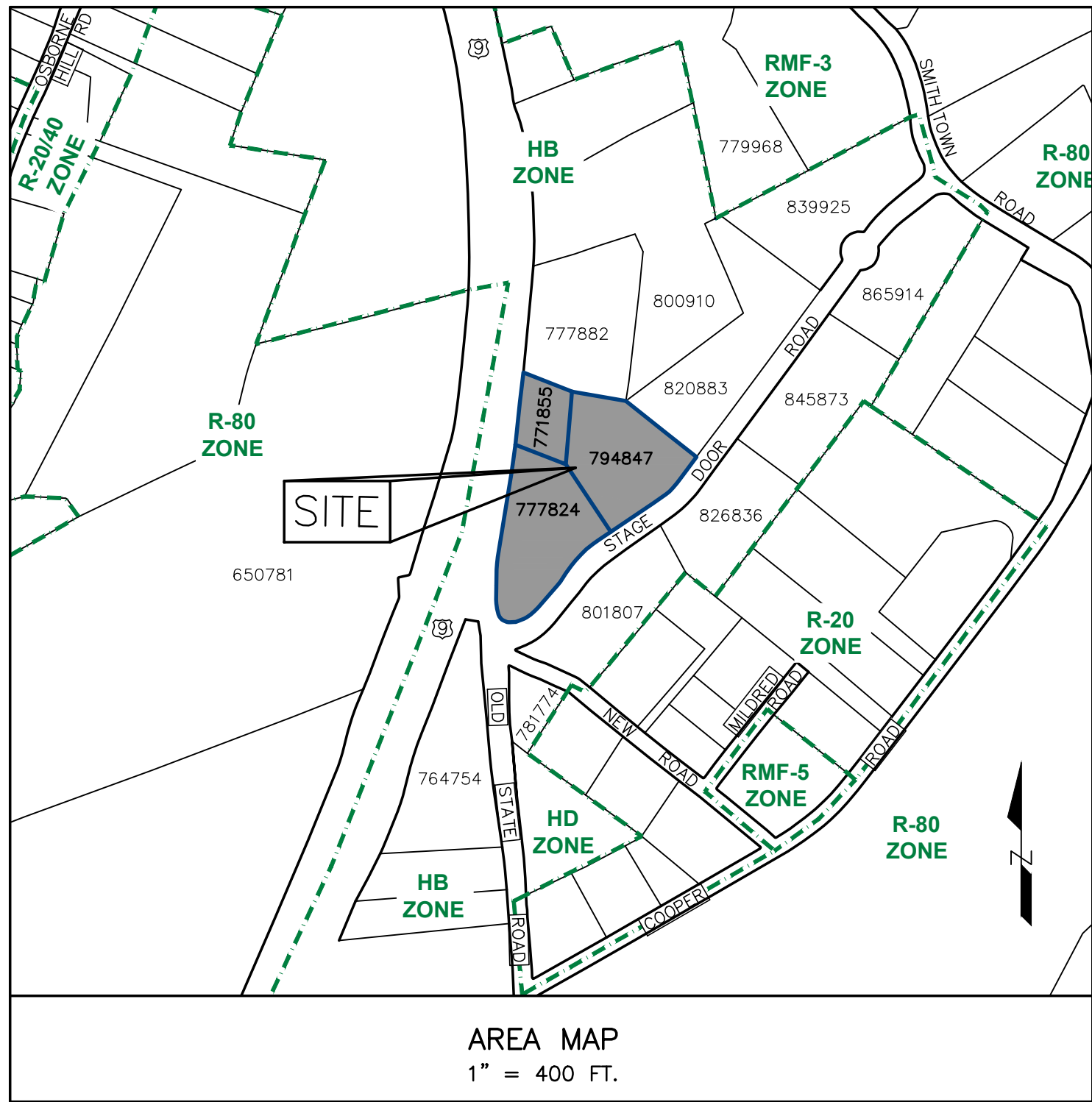
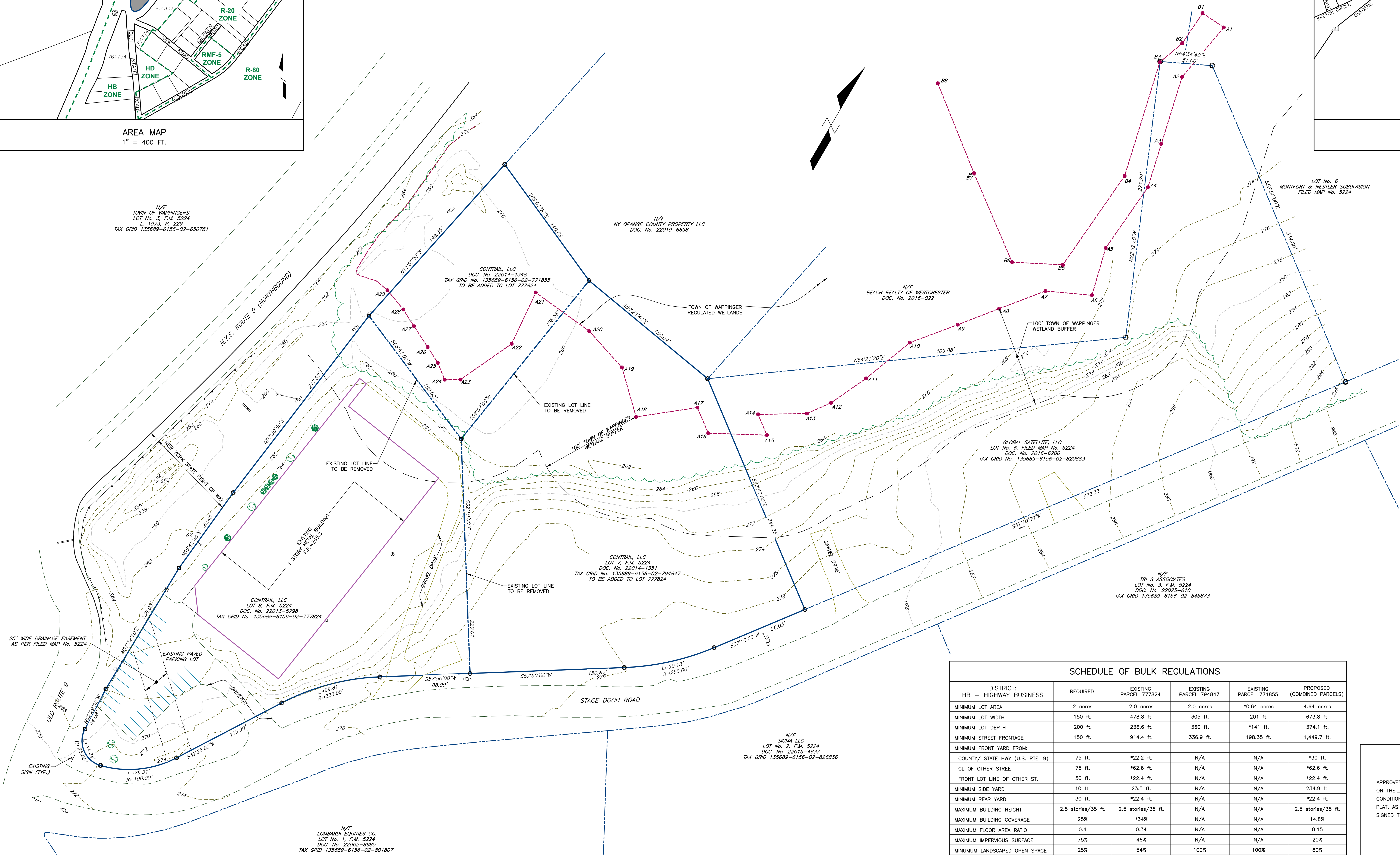
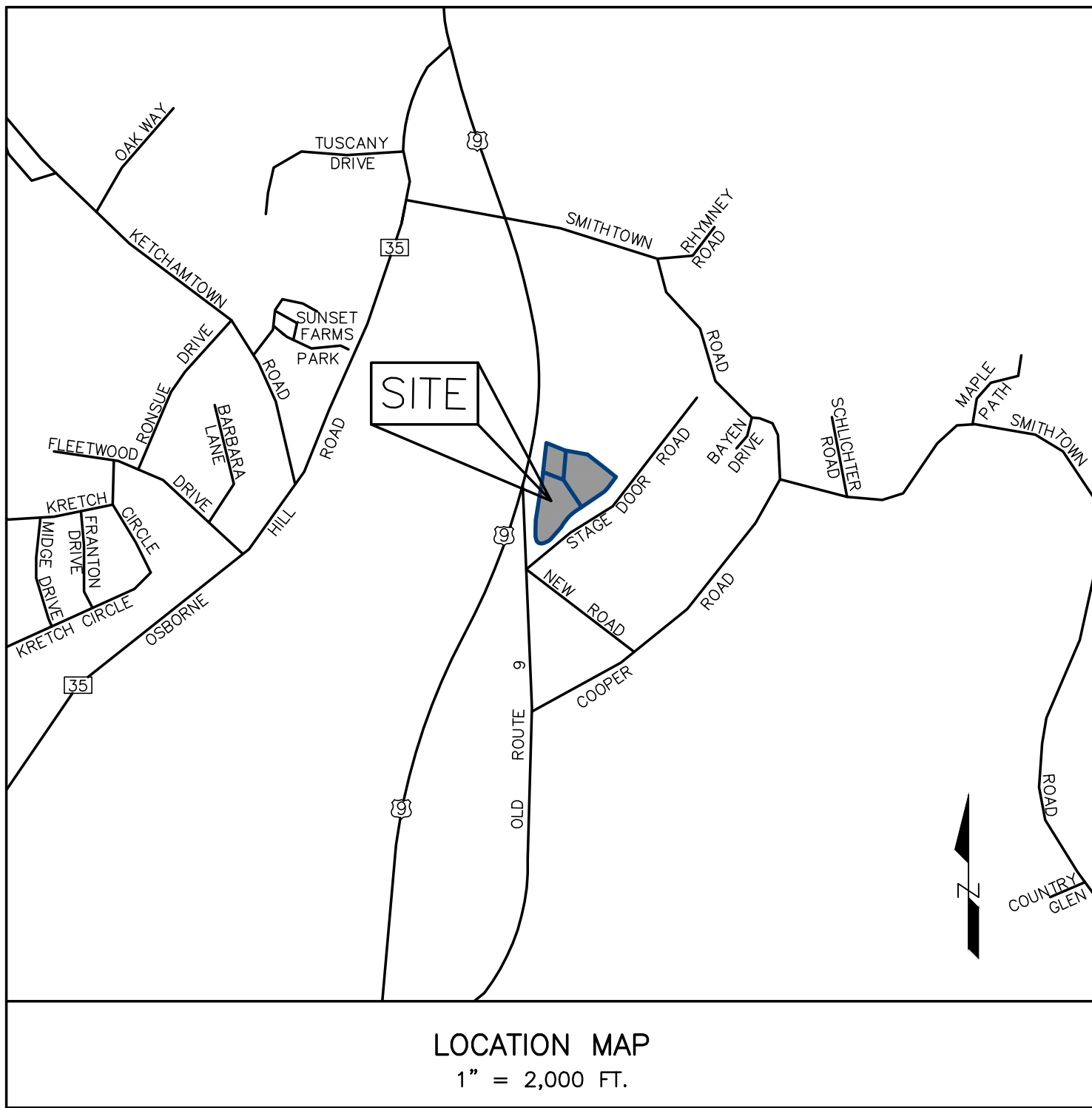




ADJOINING PROPERTY OWNERS

13-5689-6156-02-777882 NY ORANGE COUNTY PROPERTY LLC 725 ROUTE 9 FISHKILL, NY 12524	13-5689-6156-02-801807 LOMBARDI EQUITIES CO. 2 STAGE DOOR ROAD WAPPINGERS FALLS, NY 12590
13-5689-6156-02-800910 BEACH REALTY OF WESTCHESTER 1070-1072 ROUTE 9 FISHKILL, NY 12524	13-5689-6156-02-764754 WOM HOLDINGS LLC 164 OLD ROUTE 9 FISHKILL, NY 12524
13-5689-6156-02-820883 GLOBAL SATELLITE, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590	13-5689-6158-02-850781 TOWN OF WAPPINGER 20 MIDDLEBUSH ROAD WAPPINGERS FALLS, NY 12590
13-5689-6156-02-826836 SIGMA, LLC 680 SERGEANT PALMATEER WAY STE B WAPPINGERS FALLS, NY 12590	



- GENERAL NOTES
- ALTERATION OF THIS PLAN BY ANY PERSON OTHER THAN A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAWS. ANY ALTERATIONS OF THIS PLAN BY A NYS LICENSED PROFESSIONAL ENGINEER SHALL BE SO NOTED AND DATED AND BE ACCOMPANIED BY THE SEAL AND SIGNATURE OF SUCH PROFESSIONAL ENGINEER.
 - BOUNDARY AND EXISTING TOPOGRAPHY IS TAKEN FROM A SURVEY ENTITLED "MAP OF SURVEY FOR LOT NO. 6, 7 & 8 MONTFORT & NESTLER SUBDIVISION AND THE LANDS OF CONTRAIL, LLC. PREPARED BY ROBERT V. OSWALD, LAND SURVEYING AND DATED JUNE 30, 2026."
 - EXISTING OF TOWN OF WAPPINGER WETLAND DELINEATED BY MICHAEL NOWICKI OF ECOLOGICAL SOLUTIONS ON JUNE 24, 2022.

APPLICANT:
DURANTS, LLC 1155 ROUTE 9 WAPPINGERS FALLS, NY 12590
OWNER:
CONTRAIL, LLC 3 NANCY COURT, SUITE 4 WAPPINGERS FALLS, NY 12590
PROPERTY INFORMATION:
OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-777824 LOT 8, FILED MAP No. 5224 AREA: 2.00 Ac.
OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-794847 LOT 7, FILED MAP No. 5224 AREA: 2.00 Ac.
OWNER: CONTRAIL, LLC TAX ID No. 13-5689-6156-02-771855 AREA: 0.64 Ac.
ZONING DESIGNATIONS:
HB - HIGHWAY BUSINESS
PROPOSED PARCEL INFORMATION
PROPOSED COMBINED LOT 777824 = 4.64 Ac.

DUTCHESS COUNTY DEPARTMENT OF HEALTH
CONSENT TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115, OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE.

PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

TOWN OF WAPPINGER
PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WAPPINGER, NEW YORK, ON THE ____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

SCHEDULE OF BULK REGULATIONS					
DISTRICT: HB - HIGHWAY BUSINESS	REQUIRED	EXISTING PARCEL 777824	EXISTING PARCEL 794847	EXISTING PARCEL 771855	PROPOSED (COMBINED PARCELS)
MINIMUM LOT AREA	2 acres	2.0 acres	2.0 acres	*0.64 acres	4.64 acres
MINIMUM LOT WIDTH	150 ft.	478.8 ft.	305 ft.	201 ft.	673.8 ft.
MINIMUM LOT DEPTH	200 ft.	236.6 ft.	360 ft.	*141 ft.	374.1 ft.
MINIMUM STREET FRONTAGE	150 ft.	914.4 ft.	336.9 ft.	198.35 ft.	1,449.7 ft.
MINIMUM FRONT YARD FROM:					
COUNTY/ STATE HWY (U.S. RTE. 9)	75 ft.	*22.2 ft.	N/A	N/A	*30 ft.
CL OF OTHER STREET	75 ft.	*62.6 ft.	N/A	N/A	*62.6 ft.
FRONT LOT LINE OF OTHER ST.	50 ft.	*22.4 ft.	N/A	N/A	*22.4 ft.
MINIMUM SIDE YARD	10 ft.	23.5 ft.	N/A	N/A	234.9 ft.
MINIMUM REAR YARD	30 ft.	*22.4 ft.	N/A	N/A	*22.4 ft.
MAXIMUM BUILDING HEIGHT	2.5 stories/35 ft.	2.5 stories/35 ft.	N/A	N/A	2.5 stories/35 ft.
MAXIMUM BUILDING COVERAGE	25%	*34%	N/A	N/A	14.8%
MAXIMUM FLOOR AREA RATIO	0.4	0.34	N/A	N/A	0.15
MAXIMUM IMPERVIOUS SURFACE	75%	46%	N/A	N/A	20%
MINIMUM LANDSCAPED OPEN SPACE	25%	54%	100%	100%	80%

* PRE-EXISTING, NON-CONFORMING - VARIANCES GRANTED JANUARY 14, 1982

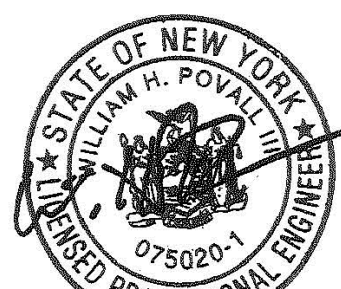
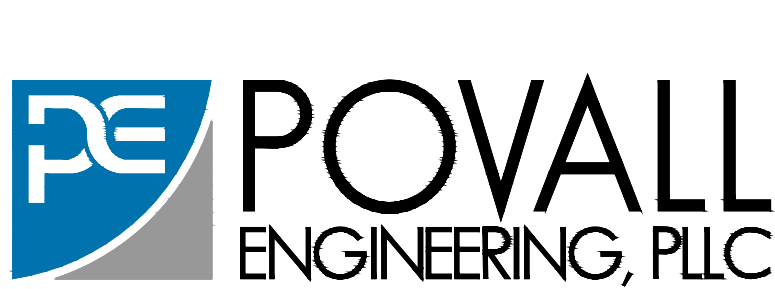
REVISIONS	
DATE:	DESCRIPTION:

LEGEND	
	PROPERTY LINE
	EXISTING R.O.W.
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING TREE LINE
	EXISTING UTILITY POLE
	EXISTING WELL
	EXISTING LIGHT
	EXISTING WETLAND FLAG
	LIMITS OF TOWN OF WAPPINGER WETLAND
	100' WETLAND BUFFER

OWNER'S CONSENT NOTE:

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

OWNER _____ DATE _____



WILLIAM H. POVALL III, P.E.
N.Y.S.P.E. LICENSE #075020
3 NANCY COURT, SUITE 4
WAPPINGERS FALLS, NY 12590
TEL: (845) 897-9205
FAX: (845) 897-0042

LOT CONSOLIDATION PLAN FOR
STAGE DOOR PARCELS

TOWN OF WAPPINGER
DUTCHESS COUNTY, NEW YORK

JOB #: 2607
DATE: 08-17-26
SCALE: 1"=40'
SD-1
SHEET 1 OF 1