

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only
No Escrow Fees Taken

PROJECT NAME: Burke – 365 Route 82

MEETING DATE: June 7, 2021

ACCOUNT NUMBER: 21-3440

DATE PREPARED: May 24, 2021

☒ SITE PLAN ☐ SPECIAL USE PERMIT ☐ SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

1 TOWN FILE
7 TOWN OF WAPPINGER PLANNING BOARD
1 ENGINEER TO THE TOWN
1 PLANNER TO THE TOWN
1 ATTORNEY TO THE TOWN
 HIGHWAY SUPERINTENDENT
1 FIRE PREVENTION BUREAU
 RECREATION
 TOWN OF WAPPINGER TOWN BOARD
 DUTCHESS COUNTY DEPT. OF PLANNING
 NEW YORK STATE DEPT. OF TRANSPORTATION
 DUTCHESS COUNTY DEPT. OF HEALTH
 DUTCHESS COUNTY SOIL & WATER
 NYS DEPT OF D.E.C
 TOWN OF FISHKILL PLANNING BOARD
 TOWN OF EAST FISHKILL PLANNING BOARD
 TOWN OF LAGRANGE PLANNING BOARD
 VILLAGE OF WAPPINGER PLANNING BOARD
 BUILDING INSPECTOR
1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

RECEIVED

MAY 14 2021

PLANNING DEPARTMENT
TOWN OF WAPPINGER

TOWN OF WAPPINGER PLANNING BOARD

Application No. 21-3440Date Received: 5-24-21Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Burke-365 Rte 82

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

43 Shamrock Circle Poughkeepsie NY 12603

Street Town State Zip

Brian Burke 845-702-6480

Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

Same as above

Street Town State Zip

Contact Person Phone Number Fax Number

Grid No. 135689-6357-03-238025-0000

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Mixed use - 1st floor is existing office space 1140sqft2nd floor is residential apartment space 1230sqftProposed Use: 2nd floor would remain unchanged. First floor would be split in two spaces.Appox. 200sqft would be for an office and bathroom. Remain 940sqft would be for 1 bedroom apartment.Location of Property: 365 Route 82, Hopewell Junction, NY 12533Zoning District: HM Acreage: 0.33Anticipated No. of Employees: 1Existing No. of Parking Spaces: 10 Proposed No. of Parking Spaces: 10Brian Burke

Type Name (Corporation, LLC, Individual, etc.)

5/4/2021

Date

845-702-6480

Owner's Telephone No.

Brian Burke

Owner or representative's signature

Brian Burke

Type Name and Title ***

43 Shamrock Circle Poughkeepsie, NY 12603

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 21-3440

Date: 5/4/2021

Grid No.: 6357-03-238025

Zoning District: HM

Location of Project:

365 Rte 82, Hopewell Falls, NY 12533

Name of Applicant:

Brian Burke (845-702-6480)

Print name and phone number

Description of

Project: Conversion of existing first floor commercial space from one commercial space to a single bedroom apartment and commercial office space.

I Brian Burke, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

05/14/21
Date

Brian Burke
Owner's Signature

845-702-6480
Owner's Telephone Number

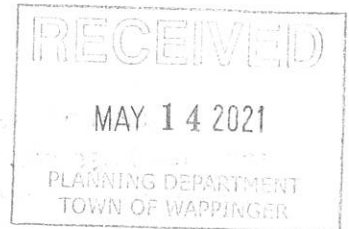
Brian Burke (owner)
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

Jordan Strack, P.E.
Consulting Engineer

193 Walsh Rd
Lagrangeville, N.Y. 12540



May 12, 2021

Town of Wappinger Planning Board
Town Hall
20 Middlebush Road
Wappingers Falls, NY 12590

Subject: 365 Route 82 Project Overview

To whom it may concern,

The subject property located at 365 Route 82, Hopewell Junction, New York, 12533 is part of the Hamlet Zoning (HM) or Hamel Mixed Use in the hamlet of Swartoutville. According to the Town Code the intent of this particular zoning classification is to preserve the historical character, concentrated development pattern and mixture of uses in existing commercial hamlets, particularly Hughsonville and Swartoutville, by encouraging restoration reuse and visual improvement of existing structures.

The existing building contains 2 floors. The first floor has two entrances on the Route 82 side of the building. One door leads to a stairwell which provides access to the second story 3-bedroom apartment and the door farthest to the north leads to the first-floor commercial space.

The first-floor commercial space remains unoccupied and to help remedy the occupancy issue and ensure property owner can pay their property taxes, we are proposing to divide the space into two spaces. A small part of the space would be allocated for commercial office space and the remainder of the floor would be converted into another residential apartment.

A proposed floor plan is attached to this summary depicting the division of the spaces and their approximate sizes. According to chapter 12 section 1207 of the International Building Code, a habitable room shall have net floor area of not less than 70 square feet. The proposed commercial space will be a total of 240 square feet including an accessible bathroom.

This solution allows the owner to potentially utilized unoccupied space while maintaining the mixed-use character of the Swartoutville hamlet. This property is adjacent to additional commercial spaces enhancing the mixed-use character.

Regards,

Jordan Strack

Jordan Strack, P.E.
Consulting Engineer

Cell: 845-546-0405

Email: Jordan.Strack43@gmail.com

365 Route 82

Change of Occupancy

Conceptual Plan Review

GENERAL PROJECT NOTES:

1. Plans show conceptual floor plans to convert first floor commercial space into a 1 bedroom residential apartment and office space.
2. Minor structural changes are expected in interior space.
3. Property is located in H1M zoning area in the Hamlet of Swartoutville.
4. No changes are proposed to 2nd story residential 3-bedroom apartment.

General Notes:

1. ALL WORK IS COMPLY WITH THE LATEST ADOPTED VERSION OF THE NEW YORK STATE BUILDING CODE AND ANY APPLICABLE LOCAL CODE REQUIREMENTS.
2. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

Attention of this drawing, except by a Licensed Profession Engineer or Architect is illegal. Any alterations by a Professional Engineer or Architect must be indicated and bear his/her seal, signature and date of alteration. The user of this drawing shall verify all dimensions and scale of this drawing. All written dimensions shall have precedence over scaled dimensions.

DRAWINGS BY:

JORDAN STACK, P.E.
143 WALSH RD
LAGRANGEVILLE, N.Y. 12540
(845) 546-0405

365 Route 82
Hopewell Junction, N.Y.
Dutchess County

TITLE
PAGE

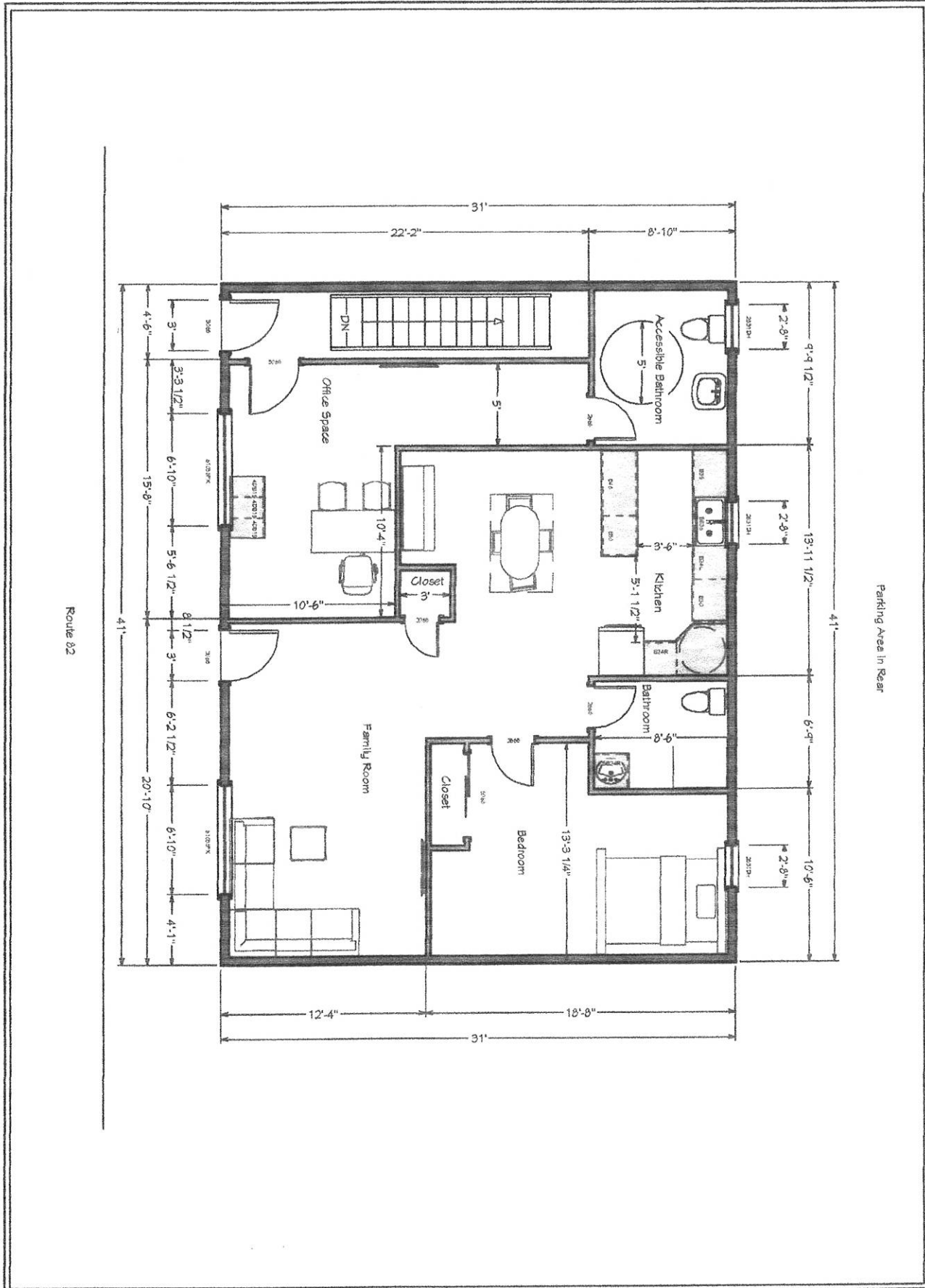
DATE:

05/12/2021

SCALE:

SHEET:

A-1



DATE: 05/12/2021		DRAWINGS BY: JORDAN STACK, P.E. 143 WALSH RD LAGRANGEVILLE, N.Y. 12540 (845) 546-0405		365 Route 82 Hopewell Junction, N.Y. Dutchess County		PROPOSED FLOOR PLAN	
SCALE: 3/16"=1'-0"		SHEET: A-3					