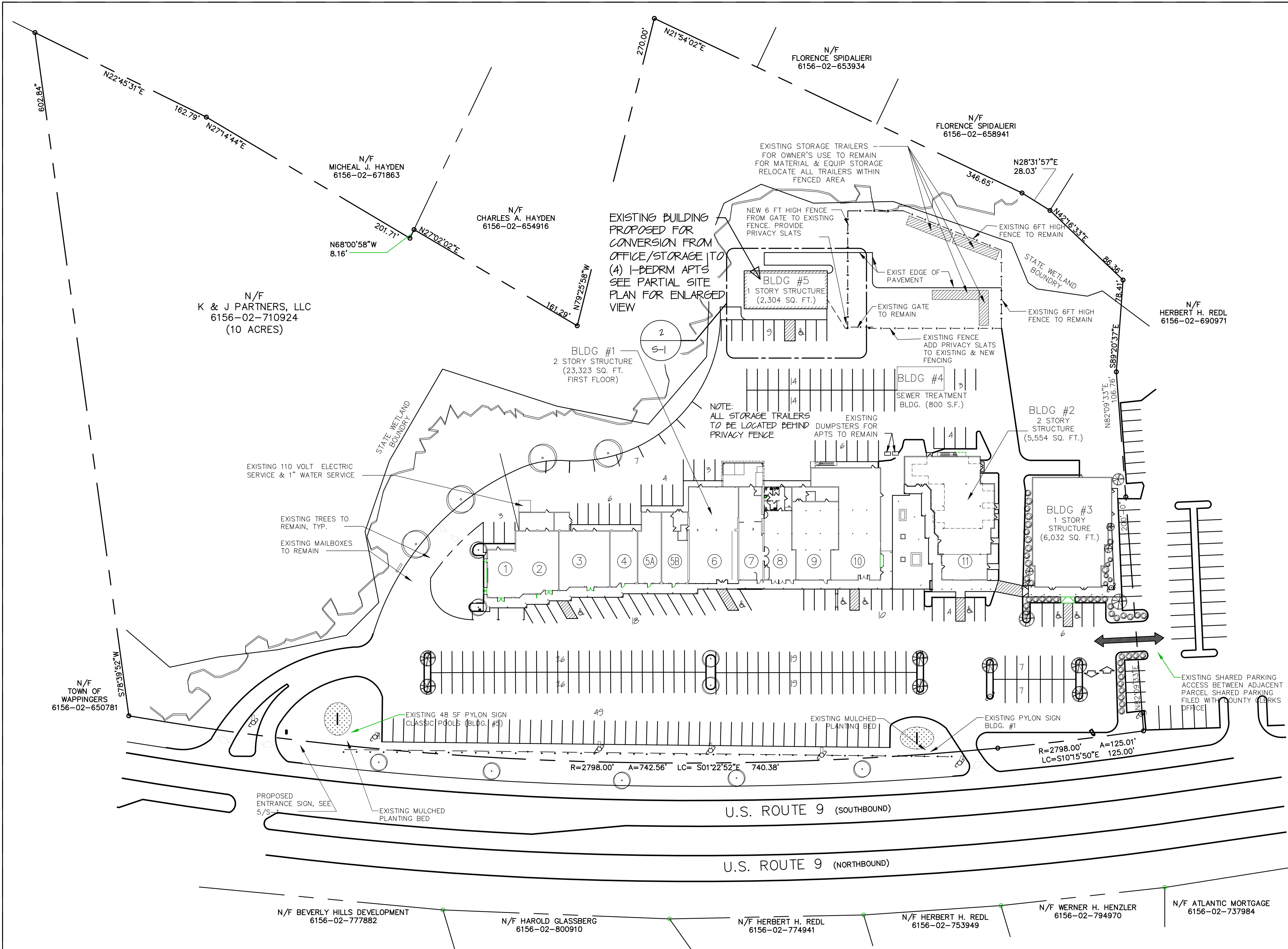


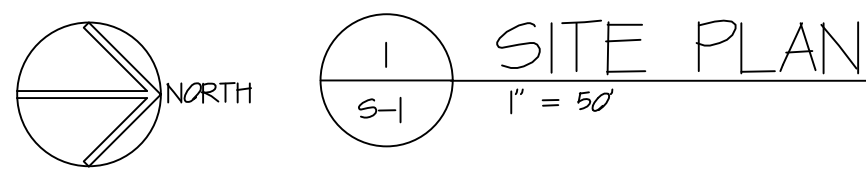


PARKING DATA ZONE HB

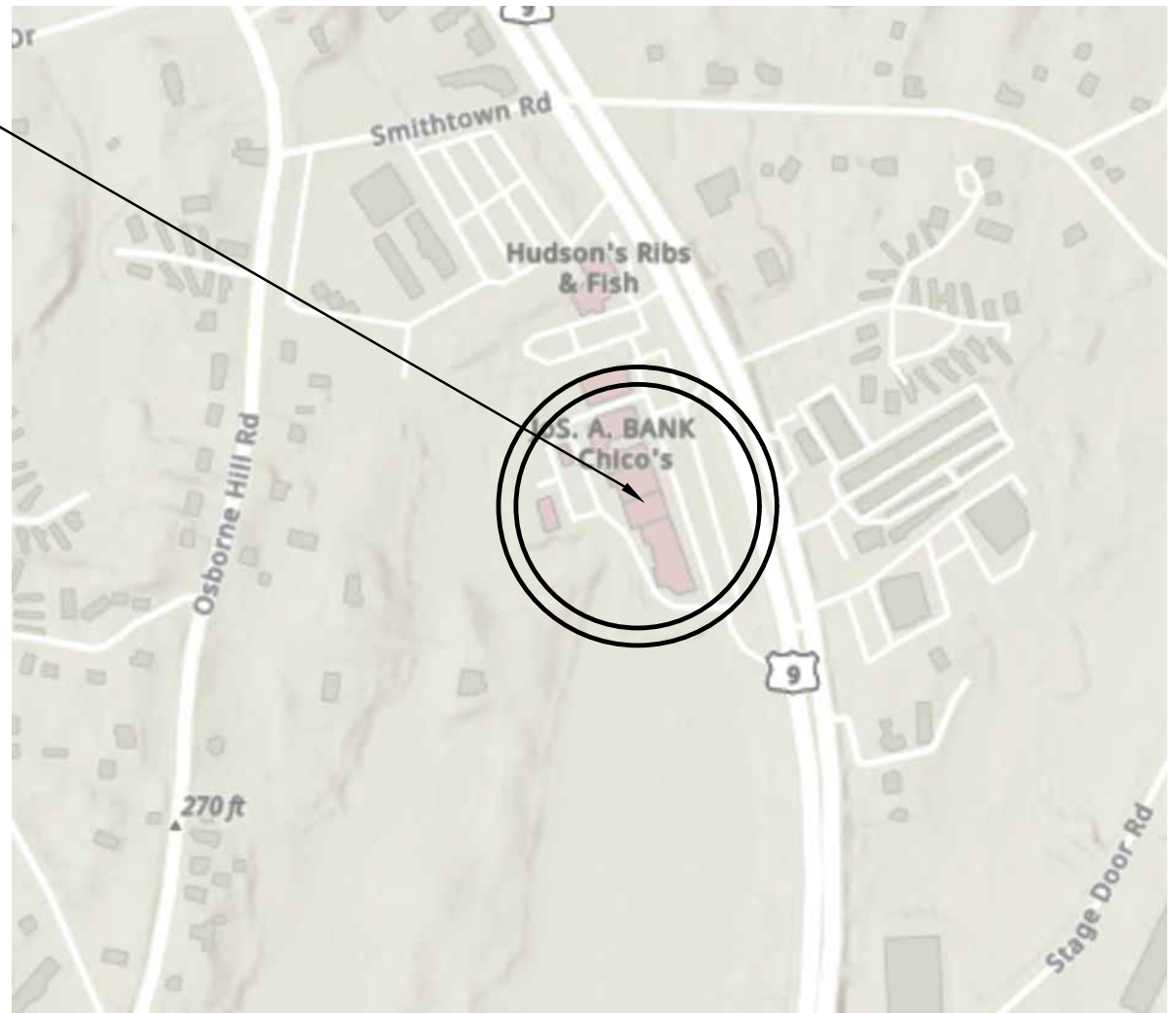
BUILDING	PARKING REQUIREMENTS	EXISTING REQUIREMENT	PROPOSED REQUIREMENT
BUILDING #1 RETAIL SPACE	(1/150 S.F.)	16,221 S.F.	108 SPACES
RESTAURANT SPACE #1&2 (89 SEATS)	(1/3 SEATS OR 1/100 S.F.)	3,707 S.F.	37 SPACES
RESTAURANT SPACE # 7&8 (89 SEATS)	(1/3 SEATS OR 1/100 S.F.)	3,760 S.F.	38 SPACES
(2) APARTMENTS (1) 1 BDRM UNIT (1) 2 BDRM UNIT	1.5/ UNIT + 1/2 / BDRM	2 SPACES 2 1/2 SPACES	2 SPACES 2 1/2 SPACES
BUILDING #2 RETAIL SPACE	(1/150 S.F.)	5,554 S.F.	37 SPACES
(3) APARTMENTS (1) 1 BDRM UNIT (2) STUDIO UNITS	1.5/ UNIT + 1/2 / BDRM	2 SPACES 3 SPACES	2 SPACES 3 SPACES
BUILDING #3 RETAIL SPACE	(1/150 S.F.)	6,032 S.F.	41 SPACES
BUILDING #4 SEWAGE TREATMENT BLDG.	NO SPACE REQUIRED	800 S.F.	0 SPACES
BUILDING #5 EXISTING - OFFICE EXISTING - STORAGE	1/300 SF 1/1000 SF	1,100 S.F. 1,204 S.F.	4 SPACES 2 SPACES
PROPOSED (4) 1 BDRM UNITS	1.5/UNIT + 1/2 / BDRM	2,304 S.F.	8 SPACES
TOTAL NUMBER OF SPACES REQUIRED		277 SPACES	279 SPACES
TOTAL NUMBER OF EXISTING SPACES PROVIDED		264 SPACES	264 SPACES
DIFFERENCE REQUIRED - PROVIDED		- 13 SPACES	- 15 SPACES

NOTE:
PROVIDED PARKING SPACES IS 15 LESS THAN REQUIRED PARKING SPACE PER ZONING CODE.
APPLICANT REQUESTS WAIVER OF THESE PARKING SPACES AS INDICATED IN SECTION 240-36 (P) AND SECTION 240-37 (B).
ACTUAL INCREASE ON PARKING BASED SOLELY ON CHANGE OF USE FOR BUILDING 5 IS INCREASE IN 2 SPACE TOTAL.

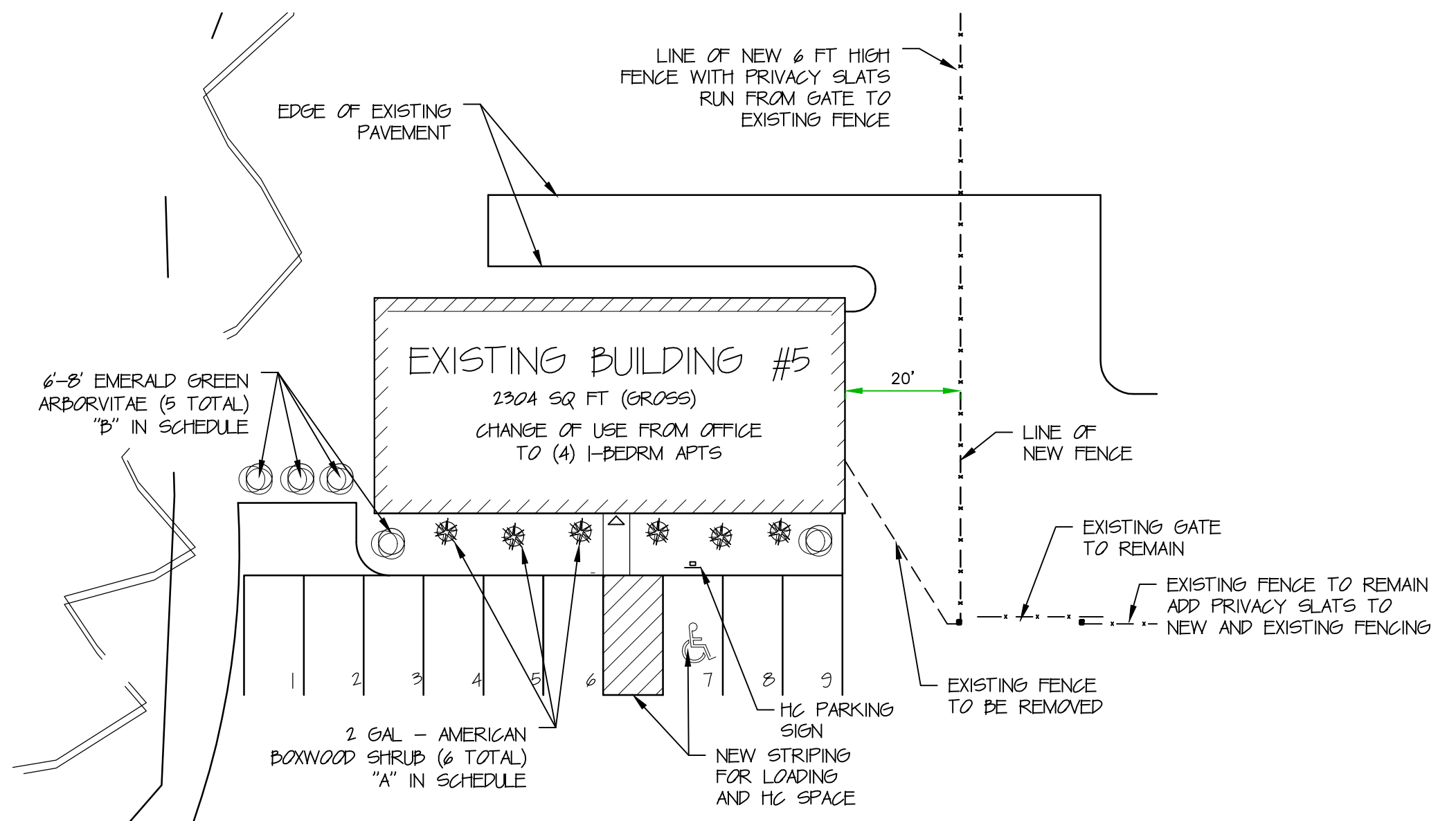
IN FUTURE, IF DETERMINED BY ZONING ADMINISTRATOR THAT EXISTING PARKING IS INADEQUATE, APPLICANT WILL PROVIDE ADDITIONAL PARKING, INCLUDING RE-STRIPING FOR COMPACT CAR PARKING.



SITE
TAX MAP #:
6156-02-710924



SITE LOCATION MAP
NTS



PARTIAL SITE PLAN
1" = 20'

EXISTING BUILDING PROPOSED FOR
CONVERSION FROM OFFICE/STORAGE TO (4)
1-BEDRM APTS
SEE SHEET A-1 FOR ARCHITECTURAL PLANS

PLANTING SCHEDULE

ID	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY
A	AMERICAN BOXWOOD	BUXUS AEMPERVIRENS	2 GAL	6 TOTAL
B	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS "EMERALD GREEN"	6-8 FT TALL	5 TOTAL

REVISED 05-19-21 PER PLANNING MEETING PD MTG 05-17-21 AND HARDESTY AND HANOVER MEMO 05-13-21

- REVISED ARBORVITAE TO 6-8 FEET TALL.
- ADDED NOTE RE: ZONING ADMINISTRATOR MAY REQUIRE ADDITIONAL PARKING SHOULD EXISTING BE INADEQUATE PER BOARD MTG.
- REVISED CONSTRUCTION FENCE TO SEPARATE BUILDING FROM CONSTRUCTION AREA.
- ZONING ADMINISTRATOR WAIVED BULK TABLE REQUIREMENT AT MTG.

REVISION IN RESPONSE TO HARDESTY & HANOVER REVIEW LETTER DATED MARCH 31, 2021 AND PLANNING BOARD MEETING APRIL 5, 2021

- PARKING LAYOUT UPDATED. PARKING DATA TABLE PROVIDED. REMOVED "COMPACT" PARKING
- NOTED "NO ALTERATION TO EXISTING SITE OR EXTERIOR BUILDING LIGHTING"
- NOTED STORAGE TRAILERS FOR OWNER'S USE. CONSTRUCTION MATERIALS AND EQUIPMENT ONLY. TRAILERS TO BE LOCATED BEHIND PRIVACY FENCE. MINIMUM CLEARANCE TO BUILDING NOTED.
- LANDSCAPING SCHEDULE WITH SCIENTIFIC NAMES ADDED.
- ADD PRIVACY SLATS TO EXISTING AND NEW FENCING

REVISED 05-12-21 PER CONVERSATION WITH HARDESTY & HANOVER, 05-12-21

- REVISED PARKING TABLE TO SHOW EXISTING AND PROPOSED PARKING COUNT

REVISIONS

S&P ARCHITECTS, P.C.
1022 RTE 976 - SUITE 21
WAPPINGERS FALLS, NY 12590
PH 845-790-0568
PAUL S. PILON, R.A. • SABRINA D. PILON, R.A.

PROPOSED CHANGE OF USE - BLDG #5
FOR

LAWRENCE FARMS

1083 RTE 9
T/ WAPPINGER, NY

SITE
PLAN

S-1

AS NOTED

05-19-21