



**TOWN OF WAPPINGER
PLANNING BOARD
ARCHITECTURAL REVIEW APPLICATION
NARRATIVE
02/02/2023**

Submitted by

**80 WASHINGTON SQUARE PROPERTIES, LLC
Herb Redl Properties
80 Washington Street
Poughkeepsie, New York 12601
(845) 471-3388**

**Authorized Representatives:
Frank Redl, Project Manager**

This is an application to obtain architectural design approval from the Planning Board for a minor modification to the front façade of the restaurant (the old “Hudson’s Ribs & Fish”).

This site is located at 1099 Route 9 and further identified as Tax Parcel #6155-02-690971. The site is zoned HB and is improved with a restaurant and related parking. Route 9 is owned and maintained by the State of New York.

Attached to this application is a copy of a prior site plan merely to illustrate the location of the buildings and parking.

The façade of the restaurant facing Route 9 contains a tower structure which has been in existence for many years. The tower design is outdated and antiquated.

We wish to remove the tower portion of the building and replace it with a straight shingled roof. Attached is a photo of the existing elevation showing the roof and tower and a depiction of the façade once the tower is removed.

SITE PLAN

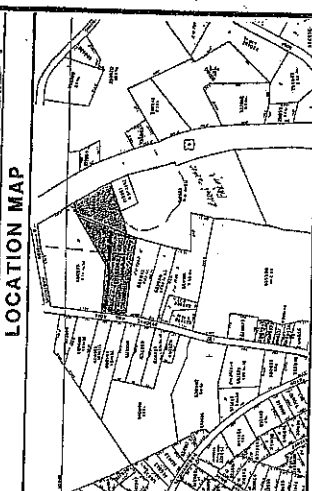
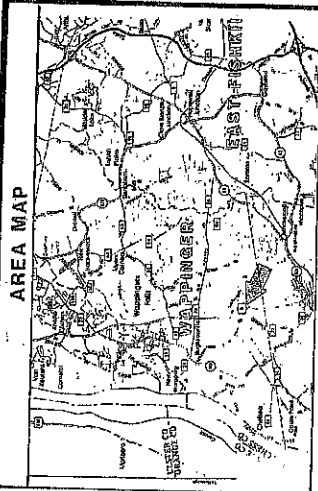
110 route 82 Hopewell Junction, N.Y. 12533
 Alfred Cappelli Jr. & Associates, PC
 Architects and Planners

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SITE PLAN
 HUDSON'S RIBS & FISH
 204 ROUTE 9
 WAVEREN, NY 12158

DATE: 10/1/94
 DRAWN BY: J.C.
 CHECKED BY: J.C.

15
 SHEET NO.

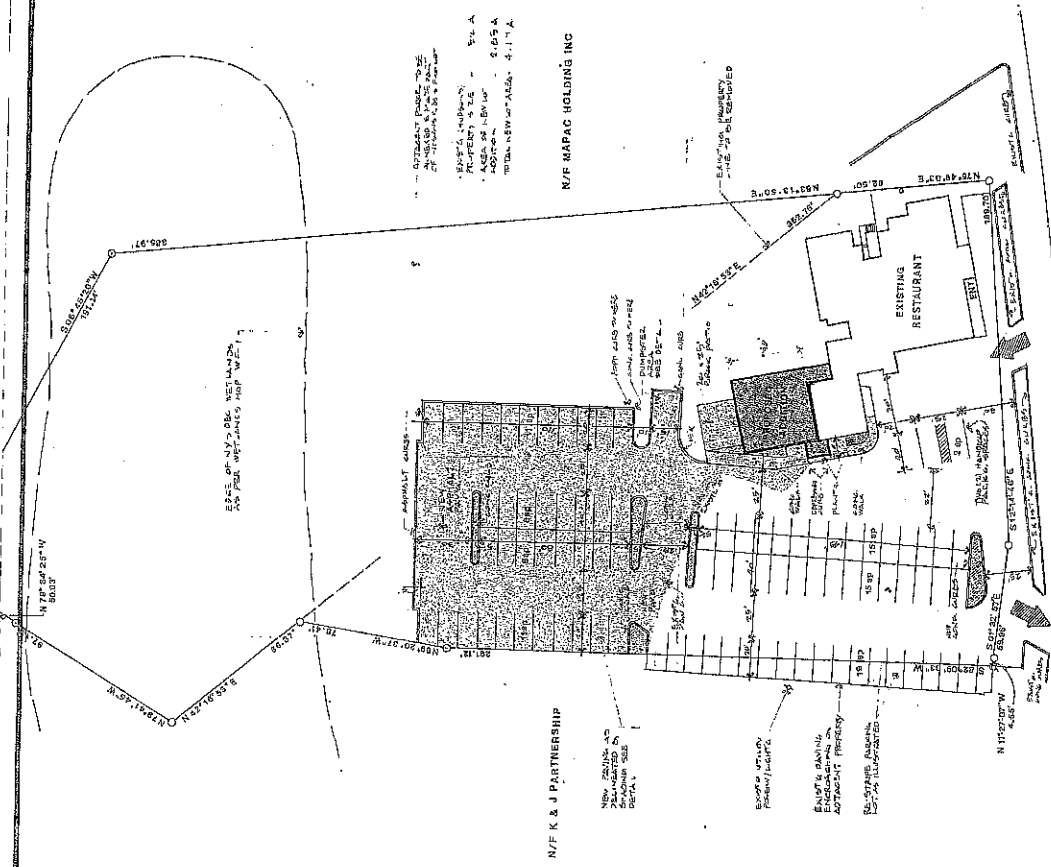


PROJECT DATA

ZONE	REZONED	PROPOSED
PERMITTED USE	INDUSTRIAL BUSINESS	RESTAURANT
MO. LOT SIZE	2.4 ACRES	4.17 (18,645 SF)
MIN. SETBACKS: FRONT	75'	25'
REAR	25'	10'
SIDE (R)	10'	10'
MAX. HEIGHT	3.5 STORIES	1 STORY
BUILD COVER-PASTING	4,700 SF	4,700 SF
% PROPOSED	25.2%	25.2%
TOTAL	18,645 SF (4.17 AC)	18,645 SF (4.17 AC)
PAVING EXISTING	23,800 SF	23,800 SF
PROPOSED	23,800 SF	23,800 SF
TOTAL	47,600 SF (1.09 AC)	47,600 SF (1.09 AC)
OPEN SPACE	23,800 SF (0.53 AC)	23,800 SF (0.53 AC)
PARKING	1,200 SPACES	1,200 SPACES
TOTAL PROVIDED	1,200 SPACES	1,200 SPACES
OR	1 SPACES SEATS	1 SPACES SEATS
1 SPACES SEATS	1 SPACES SEATS	1 SPACES SEATS
1 SPACES SEATS	1 SPACES SEATS	1 SPACES SEATS
1 SPACES SEATS	1 SPACES SEATS	1 SPACES SEATS

SITE DATA

TOWN	WAVEREN, DUTCHES COUNTY
EXISTING BUILDING SIZE	5,720
LIT LOCATION	204 ROUTE 9
EXISTING BUILDING USE	RESTAURANT
PROPOSED ADDITION USE & SIZE	RESTAURANT 1,200 SF
TAX MAP NO.	47A
LOT SIZE	4.17 (18,645 SF)



NYS ROUTE 9 (south)

LEGEND	RELATED SITE PLANS	NORTH ARROW & SCALE	OWNER CERTIFICATION	APPLICANT
- EXISTING CONTOURS - NEW CONTOURS - STORM SEWER - CLUB - RETAINING WALL - UTILITY POLE - FLUENT POLE - UTILITY POLE - CATCH BASIN - SPOT GRADE	- S-1 Site Plan - S-2 Landscaping and Site Lighting - S-3 Stormwater Management - S-4 Site Details	SCALE: 1"=50' 30 20 10 0	THE UNDERSIGNED, HEREBY CERTIFY, OWNER OF THE PROPERTY DESCRIBED, THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT THE SAME HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT, AND THAT THE SAME HAVE BEEN REVIEWED AND APPROVED BY ME. SIGNED: _____ DATE: _____	APPLICANT: SAM B. HUDSON'S RIBS & FISH 204 ROUTE 9 WAVEREN, NY 12158 OWNER: HERB REED 80 WASHINGTON ST. FOUNTAINVILLE, NY 12041

PHOTOS

