Zone Classification	HB
Use	Residential & Commercial
Tax Map Parcel No	135689-6157-02-580777
Topographic Datum	USGS
Total Acreage:	1.778 Ac.
Water Supply:	Private Well
Sewage Disposal:	Central Sewer
FEMA:	FEMA MAPPING PANEL #36027C0458E EFFECTIVE 5/2/12

Town of Wappinger (HB Zoning District)

Bulk Regulations:	Required	EXISTING	PROPOSED
Minimum Lot Area (ac)	2.0	1.778*	1.778*
Minimum lot width (feet)	150	783	783
Minimum lot depth (feet)	200	127*	127*
Minimum lot frontage (feet)	150'	1585	1585
Minimum Front Yard (feet) from:			
County/state highway	75	n/a	n/a
Center Line of other street	75	21.05*	21.05*
Front lot line of other street	50	11.68*	11.68*
240-21C. ON A CORNER LOT, THERE SHALL BE PROVIDED A SIDE YARD ON A SIDE STREET EQUAL IN DEPTH OF THE REQUIRED FRONT YARD.	50	15.0*	15.0*
Minimum side yard (feet)	10	288	288
Accessory building <15 feet high	10	N/A	N/A
Minimum rear yard (feet)	30	11.68*	11.68*
Accessory building <15 feet high	30	N/A	N/A
Maximum building height (stories/feet)	2.5/35	2.5/35	2.5/35
Maximum impervious area	75%	3.7%	8.7%
Maximum building coverage	25%	2.8%	2.8%
Minimum landscaping area	25%	7.8%*	7.8%*
Maximum floor area ratio	0.4	0.043	0.043

* Existing nonconforming

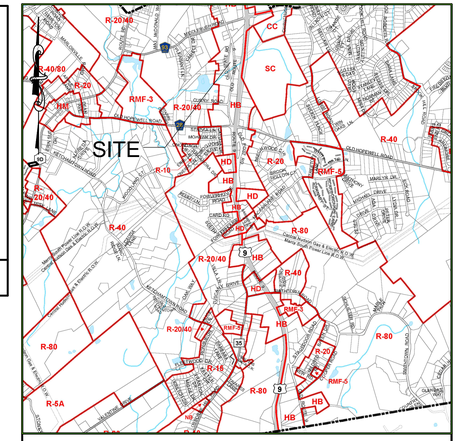
	REQUIRED	PROVIDED
240-96: OFF STREET PARKING REQUIREMENTS: B.(1) PARKING SPACE DIMENSIONS:	10' X 20'	10' X 20'
240-97 NUMBER OF REQUIRED SPACES: OFFICE FOR BUSINESS OR PROFESSIONAL USE 1 FOR EACH 300 S.F. (450 s.f. / 300 s.f. = 1.5 spaces)	2 SPACES	4 SPACES
RESIDENTIAL BUILDING 2 PER DWELLING UNIT (2 spaces x 2 units)	4 SPACES	6 SPACES
TOTAL PARKING	6 SPACES	10 SPACES
HANDICAPPED PARKING SPACES (AS PER TABLE 1106.1 OF THE NEW YORK STATE BUILDING CODE) (INCLUDED IN TOTAL SPACES)	1 SPACE	1 SPACE

SITE PLAN MODIFICATIONS AND CLARIFICATIONS:

1. MAPPING AS TAKEN FROM POVAL ENGINEERING PC.
2. THE SITE CONTAINS TWO EXISTING STRUCTURES, ONE RETAIL AND ONE RESIDENTIAL DWELLING.
3. THE APPLICANT WOULD LIKE TO CONTINUE TO USE THE EXISTING 2-STORY 1-FAMILY RESIDENTIAL BUILDING AS IS AND CONVERT THE 1-STORY RETAIL BUILDING TO AN OFFICE AND 1-FAMILY APARTMENT. A NEW PARKING AREA WILL BE CONSTRUCTED TO SUPPORT THE PROPOSAL.

Aura Realty Corp 1401 Route 9 Wappingers Falls, NY 12590 For Property: 1356890061570002358672800000	**C H G & E Corp** 284 South Ave Poughkeepsie, NY 12601 For Property: 1356890061570002525273100000	**Cablevision of Boston Inc** #0 City Place Dr Ste 800 St. Louis, MO 63141 For Property: 1356890061570002539850000000
Ke Xin Chen 560 Old State Rd Wappingers Falls, NY 12590 For Property: 1356890061570002552790000000	**Ke Xin Chen** 560 Old State Rd Wappingers Falls, NY 12590 For Property: 1356890061570002570801000000	**Elgen Associates Inc** 680 Old Route 9 Ste 1 Wappinger Falls, NY 12590 For Property: 1356890061570002604765000000
Billy Lipiro 14 Widmer Rd Wappingers Falls, NY 12590 For Property: 1356890061570002563724000000	**Eugene Lois** 680 Old Rt 9N Wappingers Falls, NY 12590 For Property: 1356890061570002580777000000	**William J. Malone, III** 566 Old State Rd Wappingers Falls, NY 12590 For Property: 1356890061570002543765000000
Nesbit Avenue LLC 300 Research Park Way Meridan, CT 06450 For Property: 1356890061570002607815000000	**Frank O'Dell** 570 Old State Rd Wappinger Falls, NY 12590 For Property: 1356890061570002555747000000	**Michael Daniel O'Dell** 568 Old State Rd Wappingers Falls, NY 12590 For Property: 1356890061570002557745000000
Lazare Pouani 22 Bradley Dr Hopewell Junction, NY 12533 For Property: 1356890061570002598272800000	**Jerzy Sledziejowski** 8280 Christopher Ln Brooksville, FL 34613 For Property: 1356890061570002596750000000	**Spooge Incorporated** 684 Sergeant Palmeteer Way Wappinger Falls, NY 12590 For Property: 1356890061570002602780000000

ADJOINING PROPERTY OWNERS


SITE
R-20/40
R-40/80
R-20
HB
RMF-3
CC
SC
R-40
R-80
R-5A
R-15
HD
RMF-5
R-20/40
R-80
R-40
R-20
R-15
R-80
R-20/40
R-80
R-20
RMF-5
HB
R-80
R-5A
HB
HB
HD
HB
HB
HD
HB
HB
HB