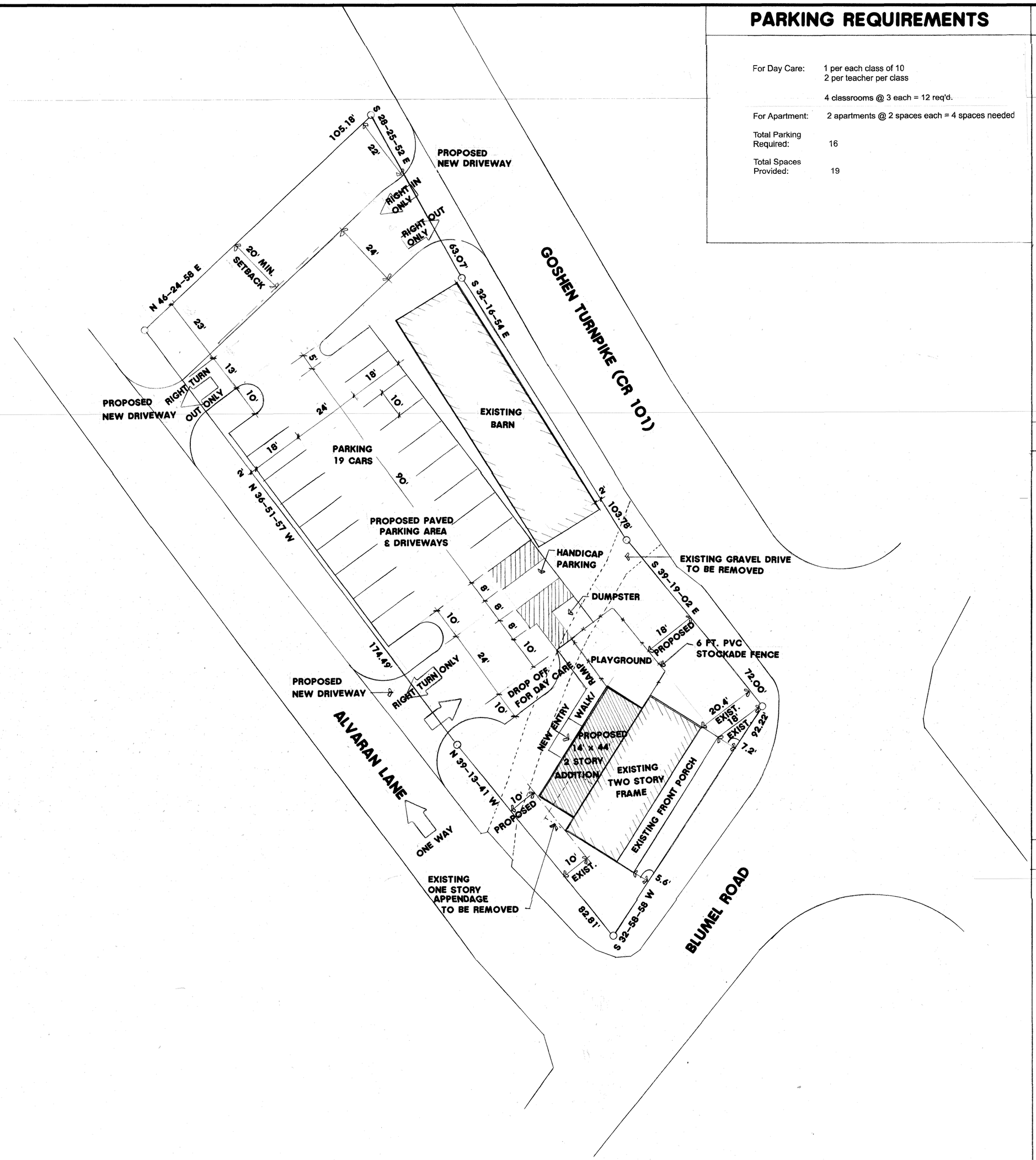


PRELIMINARY SITE PLAN

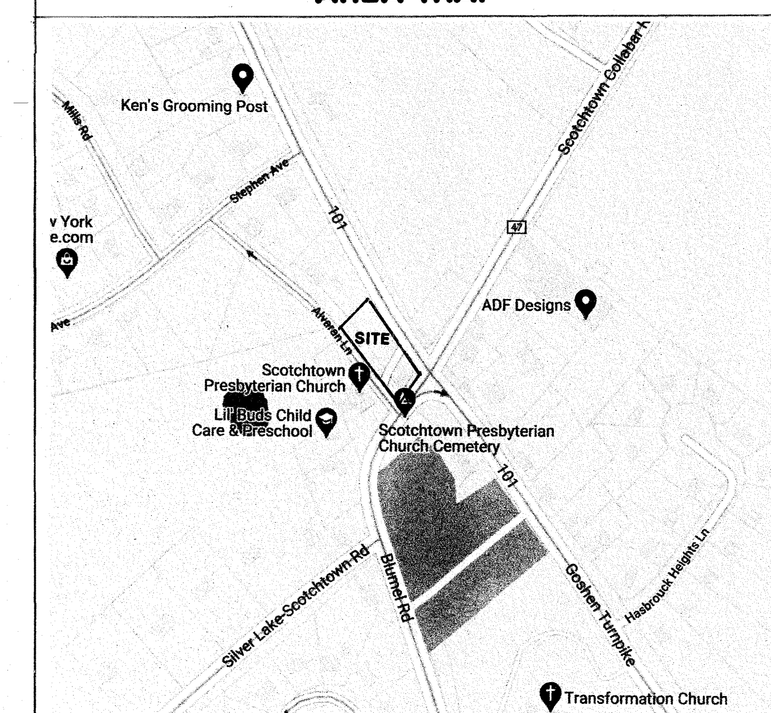
SCALE : 1 inch = 20 feet

PARKING REQUIREMENTS

For Day Care:	1 per each class of 10 2 per teacher per class
	4 classrooms @ 3 each = 12 req'd.
For Apartment:	2 apartments @ 2 spaces each = 4 spaces needed
Total Parking Required:	16
Total Spaces Provided:	19

LOCATION MAP

AREA MAP



LIST OF VARIANCES REQUIRED

List of Variances

1. Yard setbacks:
   249-20(D)(1)
   Min. frontage req'd.: 35 ft.
   Proposed: 10'-0" setback

2. Playground in front yard:
   249-20 (C) 4.c
   Min. req'd. playground can be in front yard
   Provided: 18 ft.

3. Expansion of undersized lot
   249-20 (D)(1)
   Req'd: 1.5 acres
   Provided: 0.521 acre

THIS VARIANCE NO LONGER REQUIRED

4. Landscaping buffer against residential property:
   249-100(C) 2.b.1
   Req'd.: 20 ft. buffer
   Provided: 10 ft. buffer

5. Landscaping at parking:
   249-100(D) 1a
   Req'd.: 10 ft.
   Provided: 2 ft.

6. Expansion of building beyond 15%
   249-32B
   Required: Max. 15% of 2,317 sf = 347 sf
   Provided: 677 sf addition – 29.2%

PROJECT DATA / BULK TABLE

	Req'd./Allowed	Provided
Min. Lot Size:	1.5 AC	0.521 AC, 22,710 sf
Min. Lot Size:		
Width	150 ft.	92.2 ft.
Depth	200 ft.	239 ft.
Setbacks:		
Front	35 ft.	Exist. house 5.6 ft.
Rear	30 ft.	± 195 ft.
Sides	20 ft.	No sides, 3 frontages
Building Area:	Existing House	1,237 sf
	Less removal of appendage	(157 sf)
	Proposed addition	616 sf
	Total house	1,696 sf
	Existing barn	2,160 sf
	Total on site	3,856 sf
Lot Coverage:	30% max.	4,180 sf (18.4%) (includes existing barn, existing house, proposed addition & existing porch)
Building Height:	35 ft.	25 ft.

REFER TO TABLE TO THE LEFT FOR VARIANCES REQUIRED

Proposed Use(s): Day Care Center (1st floor)
Two Apartments (2nd floor)

SURVEYOR

Site plan taken from survey as prepared by Robert Oicle, L.S., P.C., dated 3/17/20.

NORTH ARROW & SCALE

20 10 5 0 20

SCALE : 1" = 20'-0"

OWNER CERTIFICATION

The undersigned, John Falvella, owner of the property, hereon states that he is familiar with this map, its content and legends and hereby consents to all said terms and conditions as stated hereon.

Owner _____ Date _____

APPLICANT

John Falvella
47 Union School Road
Montgomery, NY

SITE DATA

Project Location:	Corner of Blumel Rd. & Goshen Turnpike Town of Wallkill Orange County, NY
Tax Map No.:	Section 24, Block 1, Lot 17.32
Lot Area:	0.521 AC, 22,710.6 sf
Zoning:	R-2, Suburban Residential

REVISIONS	BY

ALFRED A. CAPPELLI Jr., AIA
ARCHITECT
1136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12590
Phone: (845) 632-6500
acappe2102@aol.com

PROPOSED ADDITION & ALTERATIONS to the
HASBROUCK HOUSE
375 BLUMEL ROAD & 1577 GOSHEN TURNPIKE TOWN OF WALLKILL, NY

PRELIMINARY SITE PLAN

JUNE 22, 2020
MAY 11, 2020

DATE	MAR. 31, 2020
SCALE	1" = 20'
DRAWN	AC
JOB	20-005
SHEET	S-1
OF	SHEETS

GS DIRECT