

1 EX-1 EXISTING CONDITIONS
1" = 10'



VICINITY MAP
1" = 400'±

PARCEL INFORMATION TAKEN FROM DUTCHESS COUNTY TAX MAP, 2005

ADJACENT PROPERTY OWNERS

PARCEL NO.	PARCEL ADDRESS	OWNER NAME	OWNER ADDRESS	TOWN	ST	ZIP
6161-08-888795	830 Main St	830 Main Street LLC	265 Route 211 E	Middletown	NY	10940
6161-08-880785	531 Haight Ave	Demco Properties NY Llc	PO Box 4278	Middletown	NY	10940
6161-08-875785	529 Haight Ave	160 Union Street LLC	12 Raymond Avenue	Poughkeepsie	NY	12603
6161-08-872785	Haight Avenue	160 Union Street LLC	12 Raymond Avenue	Poughkeepsie	NY	12603
6161-08-870800	822 Main Street	160 Union Street LLC	12 Raymond Avenue	Poughkeepsie	NY	12603

	PARCEL - GRID NO. 6161-08-876800 TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY								
	LOT AREA (SF)	FRONTAGE (FT)	Lot Width	HEIGHT	COVERAGE	MAX IMPERVIOUS SURFACE	FRONT (1)	SIDE (1)	REAR (1)
REQUIRED	5,000	30	30	45	70%	95%	5	0	20
EXISTING	11,761	83	83	<40'	49%	100%	0.98/1.01	5.41/0.75	85/0.30
PROPOSED	-	-	-	<40'	49%	100%	NO CHANGE	NO CHANGE	NO CHANGE

- (1) TWO (2) EXISTING STRUCTURES TO REMAIN . VACANT STRUCTURE TO BE RENOVATED.
- (2) STRUCTURES ARE EXISTING NON-CONFORMING - NO CHANGES ARE CONTEMPLATED

General Notes

- Owner/Applicant:** 824-826 Main Street LLC -- Attn: Dan Petrizzo
P.O. Box 4278
Middletown, NY 10941
- Tax Parcel No.:** 6161.08.876800, Town of Poughkeepsie, Dutchess County
- Total Acreage:** 0.27 Acres
- Water District:** Town Wide Water Improvement
- Sewer District:** Arlington Sewer
- School District:** Arlington Central School District
- Fire District:** Arlington Fire District
- Zoning:** Arlington Town Center District (ATC) -- proposed uses include retail, service or commercial businesses mixed with residential multifamily apartments (3 total). Existing uses include a first-floor retail with upper floor apartments(3) total. The mixed is subject a special use permit and site plan approval by the Planning Board.
- Parking:** Required: 4 spaces for each 2000 square feet of building area for nonresidential use and 1.5 for each residential unit. Approximately 2800 square footage of nonresidential space in two building 2800/2000 = 1.4 X 4=5.6 say 6 spaces 1.5 X 6 residential units = 9 spaces. 15 Total spaces provided = 8 standard plus 1 handicap for a total of 9 spaces

TOWN OF POUGHKEEPSIE PLANNING BOARD
OWNER/APPLICANT SIGNATURES

THE UNDERSIGNED APPLICANT(S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN CERTIFY THEY ARE FAMILIAR WITH THIS MAP AND IT'S NOTES AND IT'S CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN TO KEEP THE PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN ONT TO OCCUPY THE PREMISES BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE TOWN FOR OCCUPANCY AS APPROVED HEREON.

OWNER _____
DATE _____
APPLICANT _____
DATE _____

TOWN OF POUGHKEEPSIE PLANNING BOARD
PLAN APPROVAL

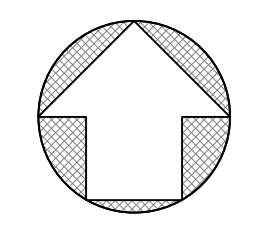
THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF POUGHKEEPSIE PLANNING BOARD AT A MEETING HELD ON _____

AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIRMAN _____
DATE _____

LIST OF DRAWINGS:

SHEET NO.	DRAWING NO.	TITLE
1	EX-1	EXISTING CONDITIONS & NOTES
2	C100	SITE PLAN
3	LLA-1	LOT LINE ADJUSTMENT



NORTH ARROW

Alteration of this drawing, except by a Licensed Professional Engineer or Architect is illegal. Any alteration by a Professional Engineer or Architect must be indicated and bear their seal.
The users of this drawing shall verify all dimensions shown hereon and the scale of this drawing.
This file is one inch long.

DRAWN BY: KMC
CHECKED BY: JVA
DATE: JUNE 2022
SCALE: AS NOTED

ROHDE, SOYKA & ANDREWS
Consulting Engineers, PC
Poughkeepsie, N.Y. 12601
(845) 482-7615
Fax: (845) 482-6688
40 Garden Street, Poughkeepsie, NY 12601

824 - 826 MAIN STREET
824 - 826 MAIN STREET
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK
EXISTING CONDITIONS AND NOTES

PROJECT NUMBER:
22-796-01

DRAWING NUMBER:

EX-1
1 OF 3

NO.	DATE	PER TOWN COMMENTS	REVISION	BY
1	10.27.22			JVA