

**TAX MAP INFORMATION**

SYMBOL	GRID NUMBER	OWNER OF RECORD
(A)	6062-02-410630 6062-02-463622	MARIST CENTER LLC 11 MARIST DR POUGHKEEPSIE, NY 12601
(B)	6062-02-481638	REDL REAL ESTATE LLC 80 WASHINGTON ST STE 100 POUGHKEEPSIE, NY 12601
(C)	6062-02-413544	REDL REAL ESTATE LLC 80 WASHINGTON ST STE 100 POUGHKEEPSIE, NY 12601
(D)	6062-02-413544	MARIST CENTERPOINT LLC PO BOX 3165 HARRISBURG, PA 17105
(E)	6162-05-01113	COUNTY OF DUTCHESS 626 DUTCHESS TPKE POUGHKEEPSIE, NY 12603

**INDEX TO DRAWINGS**

SHT. #	TITLE
ZBA-1	PROPOSED SITE PLAN
ZBA-2	BUILDING B, PROPOSED ELEVATIONS

ALL EXISTING SITE INFORMATION TAKEN FROM SURVEY ENTITLED 'SURVEY OF PROPERTY FOR LIFE TRAVELERS LLC' & DATED 10 APRIL 2023, PREPARED BY HOWARD N. KEEDEN, PLS, PC, NYS LIC. NO. 044961 & CASUAL FIELD OBSERVATION BY MAURI ARCHITECTS PC

**ZONING DATA CHART** PARCEL # 6062-02-410630 & 463622 TOWN OF POUGHKEEPSIE

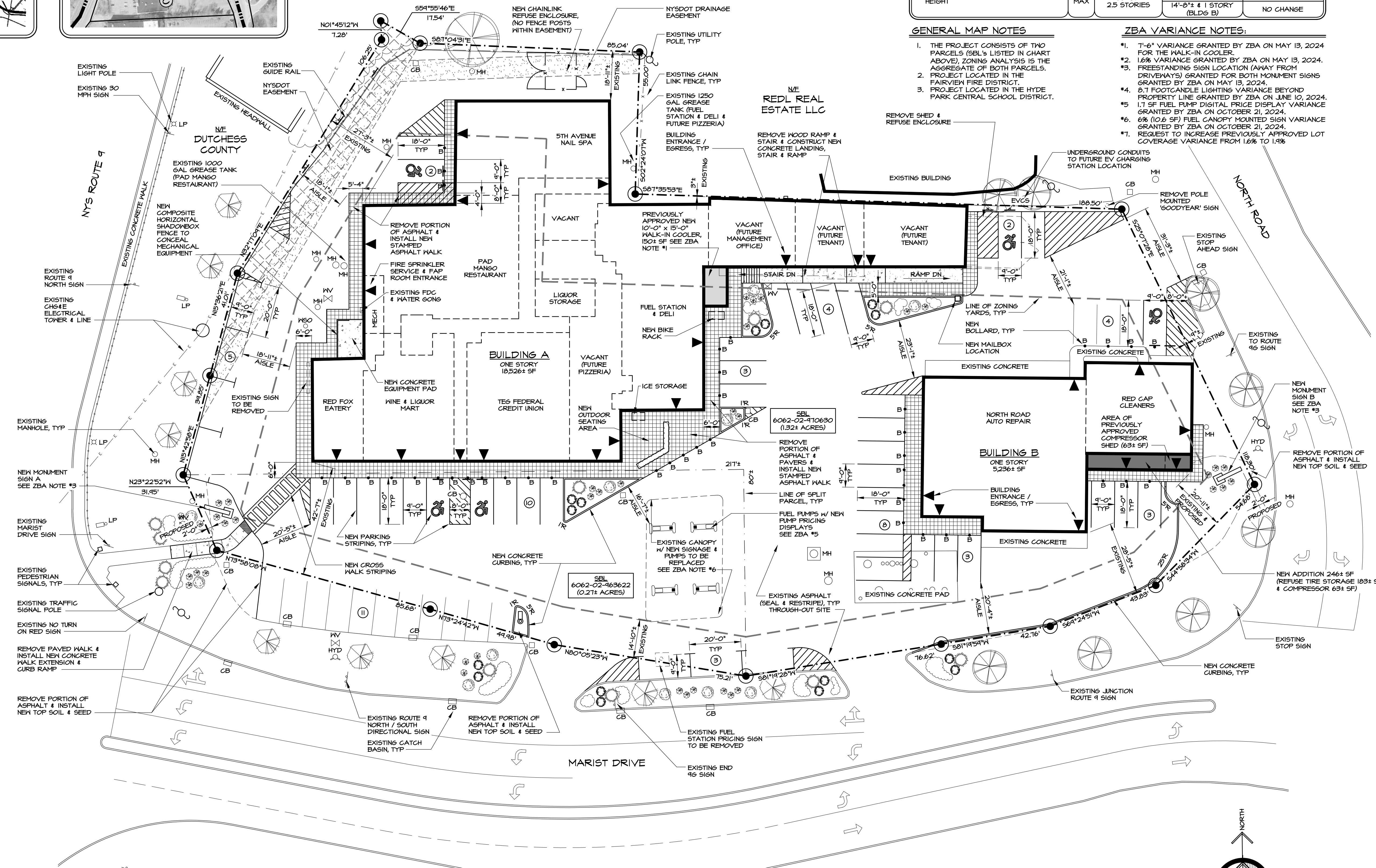
ZONE	B-N	REQUIRED			EXISTING			PROPOSED		
		MIN	15,000 SF		64,271± SF (1.541± ACRES)		NO CHANGE			
LOT AREA		MIN	15,000 SF		64,271± SF (1.541± ACRES)		NO CHANGE			
LOT FRONTAGE		MIN	50'		574'-0"±		NO CHANGE			
LOT WIDTH		MIN	50'		414'-0"±		NO CHANGE			
FRONT YARD SETBACK (NORTH RD)		MIN	15'		0'-4"± (BLDG B)		NO CHANGE			
FRONT YARD SETBACK (MARIST DR)		MIN	15'		14'-10"± (FUEL CANOPY)		NO CHANGE			
SIDE YARD SETBACKS (ROUTE 9)		MIN	25'		27'-3"± (BLDG A)		NO CHANGE			
REAR YARD SETBACK		MIN	35'		0'-3"± (BLDG A)		NO CHANGE			
LOT COVERAGE		MAX	35%		36.48± (25,210± SF) CANOPY + BLDG A+B		NO CHANGE			36.98± (25,540± SF) CANOPY + BLDG A+B (SEE ZBA NOTE #1)
IMPERVIOUS SURFACE		MAX	15%		47.28± (67,355± SF)		NO CHANGE			16'-3"± & 1 STORY (BLDG A)
HEIGHT		MAX	35' OR 2.5 STORIES		14'-8"± & 1 STORY (BLDG B)		NO CHANGE			14'-8"± & 1 STORY (BLDG B)

**GENERAL MAP NOTES**

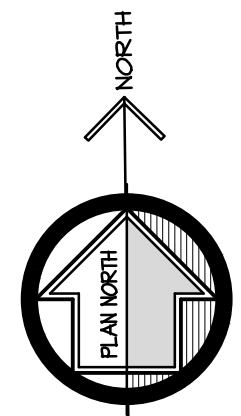
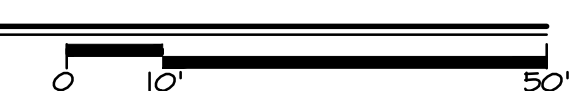
- THE PROJECT CONSISTS OF TWO PARCELS (SEL'S LISTED IN CHART ABOVE). ZONING ANALYSIS IS THE AGGREGATE OF BOTH PARCELS.
- PROJECT LOCATED IN THE FAIRVIEW FIRE DISTRICT.
- PROJECT LOCATED IN THE HYDE PARK CENTRAL SCHOOL DISTRICT.

**ZBA VARIANCE NOTES:**

- 7'-6" VARIANCE GRANTED BY ZBA ON MAY 13, 2024 FOR THE WALK-IN COOLER.
- 1.6% VARIANCE GRANTED BY ZBA ON MAY 13, 2024.
- FREESTANDING SIGN LOCATION (AWAY FROM DRIVEWAYS) GRANTED FOR BOTH MONUMENT SIGNS GRANTED BY ZBA ON MAY 13, 2024.
- 8.7 FOOTCANDLE LIGHTING VARIANCE BEYOND PROPERTY LINE GRANTED BY ZBA ON JUNE 10, 2024.
- 171 SF FUEL PUMP DIGITAL PRICE DISPLAY VARIANCE GRANTED BY ZBA ON OCTOBER 21, 2024.
- 6% (10.6 SF) FUEL CANOPY MOUNTED SIGN VARIANCE GRANTED BY ZBA ON OCTOBER 21, 2024.
- REQUEST TO INCREASE PREVIOUSLY APPROVED LOT COVERAGE VARIANCE FROM 1.6% TO 1.9%.



**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"



project no. <b>23-34</b>
date <b>21 MAR 2025</b>
drawn by <b>TL</b>
description
revision date

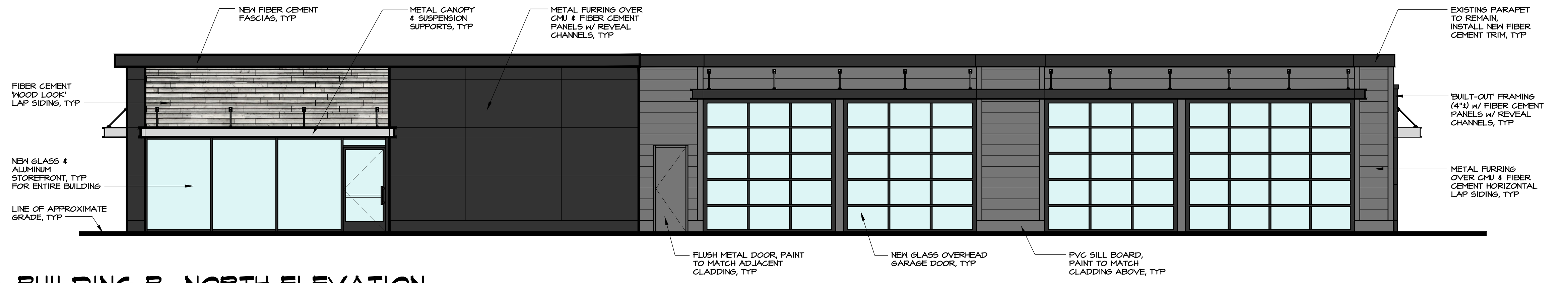
PROPOSED SITE & FACADE IMPROVEMENTS AT:  
**SHOPES AT CAMPUS CENTER**  
POUGHKEEPSIE, NY  
11-17 MARIST DRIVE

PROPOSED SITE PLAN  
**MAURI ARCHITECTS PC**  
73 MANSION STREET POUGHKEEPSIE NY 12601 945-452-1030 mauri-architects.com

PROJECT NO. **ZBA-1**

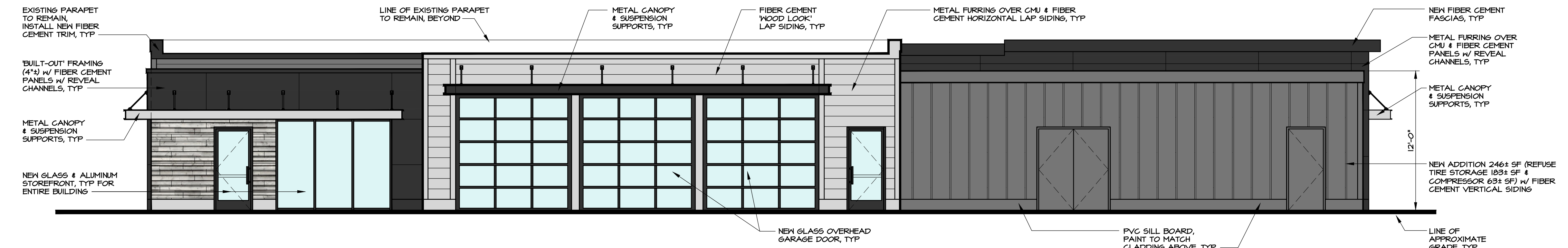
REGISTRATION NO. **033240**

REGISTERED ARCHITECT  
MARTIN T. DIEBING  
STATE OF NEW YORK



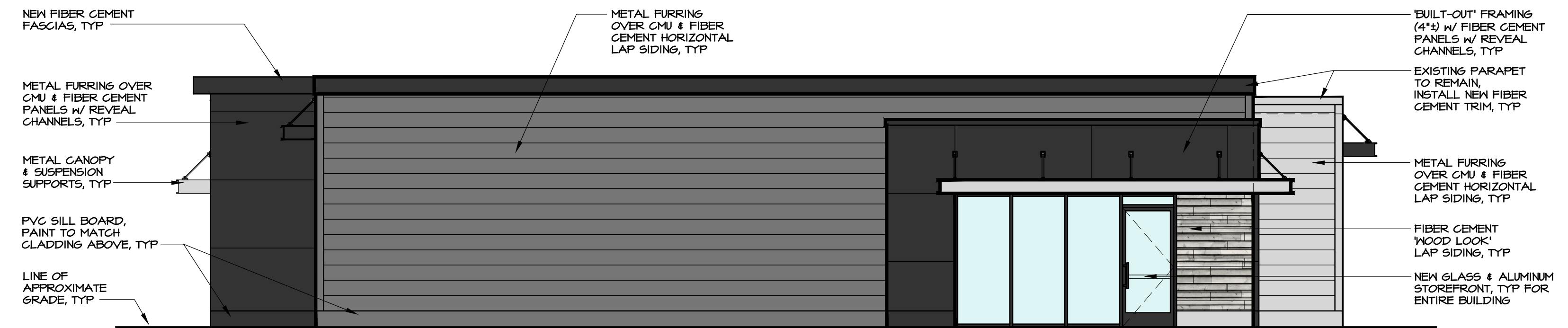
**BUILDING B: NORTH ELEVATION**

ZBA-2 SCALE: 3/16" = 1'-0"



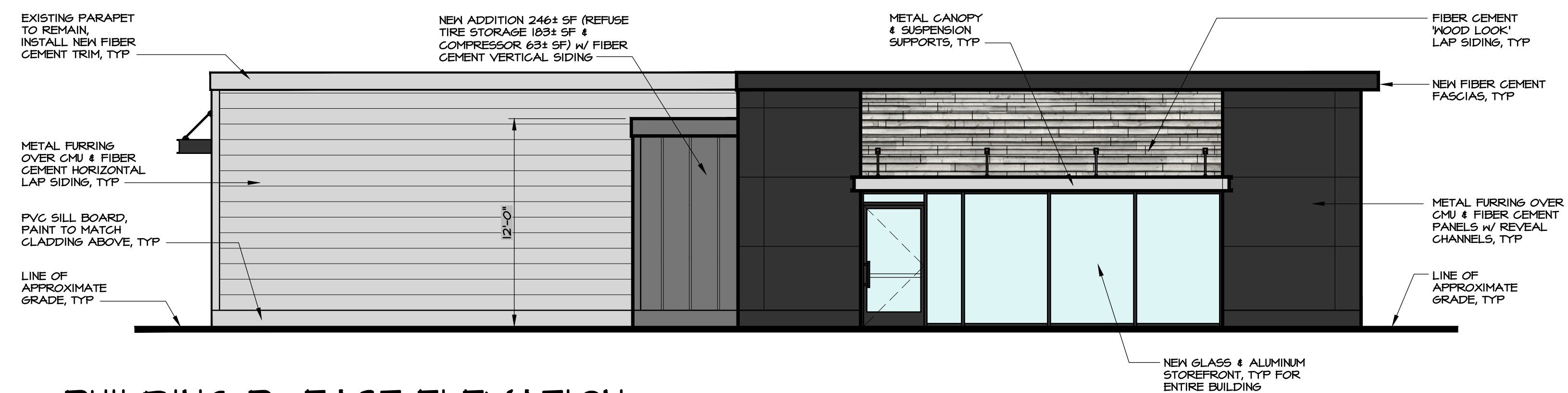
**BUILDING B: SOUTH ELEVATION**

ZBA-2 SCALE: 3/16" = 1'-0"



**BUILDING B: WEST ELEVATION**

ZBA-2 SCALE: 3/16" = 1'-0"



**BUILDING B: EAST ELEVATION**

ZBA-2 SCALE: 3/16" = 1'-0"



project no.  
23-34

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21 MAR 2025

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TL

revision	description	date

PROPOSED SITE & FACADE IMPROVEMENTS AT:  
**SHOPPES AT CAMPUS CENTER**  
11-17 MARIST DRIVE  
POUGHKEEPSIE, NY

BUILDING B: PROPOSED ELEVATIONS  
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project no.  
**ZBA-2**

PURSUANT TO SECTION 645 (b) OF THE REGULATIONS OF THE COMMISSIONER OF EDUCATION, UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

